



# Sachse, Texas

Sachse City Hall  
3815-B Sachse Road  
Sachse, Texas 75048

## Meeting Agenda City Council

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Monday, July 15, 2013

7:30 PM

Council Chambers

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*The Mayor and Sachse City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

The City Council of the City of Sachse will hold a Regular Meeting on Monday, July 15, 2013, at 7:30 p.m. in the Council Chambers at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

### Invocation and Pledges of Allegiance to U.S. and Texas Flags.

**A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands: one nation under God, indivisible, with liberty and justice for all.**

**B. Pledge of Allegiance to the Texas State Flag: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.**

### 1. CONSENT AGENDA.

1.a ALL ITEMS LISTED ON THE CONSENT AGENDA WILL BE CONSIDERED BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION, THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER OR CITIZEN SO REQUESTS.

[13-1645](#) Consider approval of the minutes of the July 1, 2013, regular meeting.

*Executive Summary  
Minutes from the recent Council meeting.*

**Attachments:** [Minutes 7.1.13.pdf](#)

[13-1646](#) Consider the acceptance of the resignation of Jared Patterson from the City Council, Place 2.

*Executive Summary  
Mr. Patterson has resigned his Place 2 seat on the on the City Council.*

**Attachments:** [Jared Patterson resignation.pdf](#)  
[Council vacancy.pdf](#)

[13-1643](#)

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of a Facilities Agreement, by and between the City of Sachse and Simpson-Foster, LLC; and providing an effective date.

*Executive Summary*

*Simpson-Foster, LLC is constructing Barnyard Gate Daycare facility located on the north side of Bunker Hill Road, approximately 625 feet east of State Highway 78. In order to serve the facility with water, the developer is required to construct approximately 575 lineal feet of waterline along the north right-of-way line of Bunker Hill Road. To serve the development, an 8 inch waterline is required; however, Sachse's Capital Improvement Plan includes a 12 inch waterline instead of an 8-inch waterline. This Facilities Agreement would allow for the City's participation in the cost to upsize the waterline from an 8-inch line to a 12-inch line. The upsize costs attributed to the City would be offset by correspondingly reducing the water impact fees charged to the developer.*

**Attachments:** [CD - BARNYARD GATE FAC AGR CC - DRAFT RESO.pdf](#)

[CD - BARNYARD GATE FAC AGR CC - DRAFT RESO - FAC AGR.pdf](#)

[CD - BARNYARD GATE FAC AGR CC - DRAFT RESO - EXHIBIT A.pdf](#)

[CD - BARNYARD GATE FAC AGR CC - DRAFT RESO - EXHIBIT B.pdf](#)

[CD - BARNYARD GATE FAC AGR CC - ATTACHMENT 1.pdf](#)

[13-1642](#)

Consider the application of James R. and Ly T. Klassen for approval of a Preliminary Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.

*Executive Summary*

*The applicant is requesting approval of a Preliminary Plat for a single 8.96-acre tract for use as a Religious Institution.*

**Attachments:** [CD - VIET BAPT CHURCH PP CC - PRESENTATION.pdf](#)

[CD - VIET BAPT CHURCH PP CC - EXHIBIT A.pdf](#)

[CD - VIET BAPT CHURCH PP CC - ATTACHMENT 1.pdf](#)

[CD - VIET BAPT CHURCH PP CC - ATTACHMENT 2.pdf](#)

[13-1660](#)

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of an Interlocal Agreement by and between Collin County, the City of Sachse, and the City of Wylie concerning the construction of the Woodbridge

Parkway improvements.

*Executive Summary*

*The extension of Woodbridge Parkway north of State Highway 78 to Hensley Lane in Wylie has been planned for both the City of Sachse and the City of Wylie. This extension will connect FM 544 to SH 78 and will promote economic benefits for both cities and improve mobility for southeast Collin County. Interlocal Agreement #1 was previously approved by the Cities of Sachse and Wylie, and Collin County. This Interlocal Agreement #2 defines the funding responsibility along with the roles and responsibilities of each of the partners in this project, which are Collin County, the City of Sachse, and the City of Wylie.*

**Attachments:** [Attachment 1 project map](#)  
[Exhibit A Woodbridge ILA #2](#)  
[51Sachse RESO Woodbridge Parkway ILA 2 PDF](#)  
[Woodbridge Exhibit B](#)

[13-1654](#)

Consider an ordinance ordering a special election for the purpose of electing a Council Member for Place 2, Unexpired term to be held on September 21, 2013; Providing for publication and posting of notice; Authorizing the execution of an election agreement with Dallas County Elections Department; and providing an effective date.

*Executive Summary*

*On July 1, 2013 Jared Patterson resigned his seat in Place 2 on the Council and a special election must be called to fill this vacancy.*

**Attachments:** [Texas Election Law.pdf](#)  
[Election ordinance.calendar.pdf](#)

[13-1653](#)

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the service agreement, by and between the City of Sachse, Texas and Time Warner Cable to provide Internet services to the City of Sachse's Municipal Complex for a period of thirty-six(36) months; and providing for an effective date.

*Executive Summary*

*The original contract with Time Warner Cable for internet service expired June 30, 2013. This renewal is for the same term and the same cost as the original.*

**Attachments:** [Time Warner Resolution.pdf](#)  
[Time Warner Service Agreement.pdf](#)

- [13-1651](#) Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of a one-ton Ford F350 pickup truck for the Parks and Recreation Department through the Houston-Galveston Area Council of Governments HGACBuy Cooperative Purchasing Program in the amount not to exceed \$24,555.88.

*Executive Summary*  
*Resolution providing for authorization to purchase a one-ton truck.*

**Attachments:** [ParksTruck Bid 2013](#)  
[ParksTruckResolution2013](#)

2. **MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS, CURRENT ACTIVITIES, AND LOCAL ACHIEVEMENTS.**

- [13-1647](#) Recognition of Stephen Curtis service to the City.

*Executive Summary*  
*Stephen Curtis has resigned his seat on the Planning & Zoning Commission and this item is to recognize his service to the City.*

**Attachments:** [Steve Curtis recognition.pdf](#)

- [13-1658](#) Recognize employees for their service to the City of Sachse.

*Executive Summary*  
*Each quarter the City Council recognizes the Employee of the Quarter and employees with milestone service anniversaries.*

- [13-1650](#) Staff Briefing: Sachse Parks and Recreation Department.

*Executive Summary*  
*Each month a briefing is given to City Council providing an update of activities and events for a specific department. This month the Parks and Recreation Department will brief the council on Parks, Recreation and the Senior Center.*

**Attachments:** [StaffBriefing7-15-2013](#)

3. **CITIZEN INPUT.**

*The public is invited at this time to address the Council. The Mayor will ask you to come to the Microphone and state your name and address for the record. If your remarks pertain to a specific Agenda item, please hold them until that item, at which time the Mayor may solicit your comments.*

The City Council is prohibited from discussing any item not on the posted agenda according to the Texas Open Meetings Act.

**4. REGULAR AGENDA ITEMS.**

[13-1641](#)

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.99 acre tract of land, generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane, more particularly described in Exhibit "A" and located in an I-2 Industrial District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

*Executive Summary*

*The applicant is requesting a Special Use Permit for a Kindergarten, Preschool or childcare use for the 1.99-acre property located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.*

**Attachments:** [CD - WB MONTESSORI SUP CC - PRESENTATION.pdf](#)  
[CD - WB MONTESSORI SUP CC - DRAFT ORD.pdf](#)  
[CD - WB MONTESSORI SUP CC - DRAFT ORD - EXHIBIT A.pdf](#)  
[CD - WB MONTESSORI SUP CC - DRAFT ORD - EXHIBIT B.pdf](#)  
[CD - WB MONTESSORI SUP CC - ATTACHMENT 1.pdf](#)  
[CD - WB MONTESSORI SUP CC - ATTACHMENT 2.pdf](#)  
[CD - WB MONTESSORI SUP CC - ATTACHMENT 3.pdf](#)

[13-1640](#)

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.435 acre tract of land, generally located on the southeast corner of Hooper Road and State Highway 78, more particularly described in Exhibit "A" and located in a General Commercial (C-2) and Residential R-2A zoning districts; providing special conditions; providing for the approval of the site plan attached as Exhibit "B".

*Executive Summary*

*The applicant is requesting a Special Use Permit for a Kindergarten, Preschool or Childcare use for the 1.435-acre*

property located on the southeast corner of State Highway 78 and Hooper Road.

**Attachments:** [CD - CLH DAYCARE SUP CC - PRESENTATION.pdf](#)  
[CD - CLH DAYCARE SUP CC - DRAFT ORD.pdf](#)  
[CD - CLH DAYCARE SUP CC - DRAFT ORD - EXHIBIT A.pdf](#)  
[CD - CLH DAYCARE SUP CC - DRAFT ORD - EXHIBIT B.pdf](#)  
[CD - CLH DAYCARE SUP CC - ATTACHMENT 1.pdf](#)  
[CD - CLH DAYCARE SUP CC - ATTACHMENT 2.pdf](#)  
[CD - CLH DAYCARE SUP CC - ATTACHMENT 3.pdf](#)  
[CD - CLH DAYCARE SUP CC - ATTACHMENT 4.pdf](#)  
[CD - CLH DAYCARE SUP CC - ATTACHMENT 5.pdf](#)  
[CD - CLH DAYCARE SUP CC - ATTACHMENT 6.pdf](#)

[13-1655](#)

Consider an Ordinance of the City of Sachse, Texas, directing the City Manager to erect a stop sign for southbound traffic on Lee Hutson Drive at Wrangler Lane and to erect a stop sign for northbound traffic on Lee Hutson Drive at Wrangler Lane

**Attachments:** [LEE HUTSON AND WRANGLER STOP SIGN PRESENTATION PDF](#)  
[Engineering Memo - Lee Hutson and Wrangler PDF](#)  
[Sachse Ordinance for Stop Sign at Lee Hutson and Wrangler PDF](#)

[13-1656](#)

Discuss and Consider appointment to the Economic Development Corporation Board of Directors.

*Executive Summary*

*There is a vacancy on the EDC and this agenda item is provided for possible appointment.*

[13-1652](#)

The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, Section § 551.087 (Economic Development) to deliberate on economic development incentives and financial prospects for a property located Northwest of Heritage Park Drive and Hudson Drive.

Consider any action necessary as a result of executive session.

*Executive Summary*

*Closed Executive Session as provided by State Law.*

**5. ADJOURNMENT.**

*Vision Statement: Sachse is a friendly, vibrant community offering a safe and enjoyable quality of life to all who call Sachse home.*

The City of Sachse reserves the right to reconvene, recess or realign the regular session or called Executive Session or order of business at any time prior to adjournment. Note: The Sachse City Council reserves the right to convene into Executive Session pursuant to the Texas Government Code, Title 5, Chapter 551 regarding posted items on the regular meeting agenda.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time. Therefore, during Citizen Input for example, the Council is prohibited by state law to deliberate or take action on any issues introduced by the public other than to take them under advisement. Posted: July 12, 2013; 5:00 p.m. Terry Smith, City Secretary \_\_\_\_\_.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary, at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

**File #:** 13-1645      **Version:** 1      **Name:** Consider approval of the minutes of the July 1, 2013, regular meeting.

**Type:** Agenda Item      **Status:** Agenda Ready

**File created:** 7/8/2013      **In control:** City Council

**On agenda:** 7/15/2013      **Final action:**

**Title:** Consider approval of the minutes of the July 1, 2013, regular meeting.

Executive Summary  
Minutes from the recent Council meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Minutes 7.1.13.pdf](#)

Date	Ver.	Action By	Action	Result
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**Title**  
Consider approval of the minutes of the July 1, 2013, regular meeting.

*Executive Summary*  
*Minutes from the recent Council meeting.*

**Background**  
Minutes form the most recent Council meeting on July 1, 2013, for review and approval.

**Policy Considerations**  
Not applicable.

**Budgetary Considerations**  
Not applicable.

**Staff Recommendations**  
Approval of the minutes of the July 1, 2013, regular meeting, as a Consent Agenda Item.

**REGULAR MEETING**  
**OF THE**  
**CITY COUNCIL OF THE CITY OF SACHSE**

**JULY 1, 2013**

The City Council of the City of Sachse held a Regular Meeting on Monday, July 1, 2013 at 7:30 p.m. at the Sachse City Hall after proper notice. The roll of the duly constituted City Council Members was called which members are as follows, to wit:

Mayor Mike Felix  
Mayor Pro Tem Bill Adams  
Councilman Brett Franks  
Councilman Jared Patterson  
Councilman Todd Ronnau  
Councilman Cullen King  
Councilman Jeff Bickerstaff

and all were present.

Staff present: City Manager Billy George, City Secretary Terry Smith, Project Coordinator Denise Vice, Cathy Cade Administrative Assistant, Community Development Director Marc Kurbansade, Police Chief Dennis Veach, Human Resources Manager Laura Morrow, Parks and Recreation Director Lance Whitworth, Library Manager Mignon Morse, City Engineer Greg Peters, Sachse EDC Director Carlos Vigil, Public Works Director Joe Crase, Finance Director Teresa Savage, Interim Fire Chief Rick Coleman.

**Invocation and Pledge of Allegiance to U.S. and Texas Flags:**

The invocation was offered by Councilman Patterson and the pledges were led by Mayor Pro Tem Adams.

**1. Consent Agenda:**

Councilman Franks requested to remove Agenda Item No. 13-1623 Consider an Ordinance of the City Council of the City of Sachse, Texas ("CITY"), authorizing certain budget amendments pertaining to the fiscal year 2012-2013 budget; and providing an effective date, for discussion.

Councilman King moved to approve the Consent Agenda consisting of 13-1616 Consider approval of the minutes of the June 17, 2013, regular meeting, 13-1620 Consider the acceptance of the resignation of Stephen Curtis from the Planning and Zoning Commission, 13-1621 Consider receiving the Monthly Revenue and Expenditure Report for the period ending May 31, 2013, 13-1626 Resolution No. 3488 of the City Council of the City of Sachse, Texas, hereby requesting that a signal progression study be performed on State Highway 78 from South Murphy Road to State Highway 205, and on Farm to Market Road 544 from Dublin Road to State Highway 78 in the Cities of Sachse, Wylie, and Murphy; authorizing its execution by the City Manager; and providing for an effective date, and 13-1613 Resolution No. 3489 of the City Council of the City of Sachse, Texas, approving the terms and conditions

of the agreement for professional services between the City of Sachse, Texas, and Gerard & Associates; authorizing its execution by the City Manager, and providing for an effective date. The motion was seconded by Councilman Bickerstaff and passed unanimously.

**13-1623 Consider an Ordinance of the City Council of the City of Sachse, Texas ("CITY"), authorizing certain budget amendments pertaining to the fiscal year 2012-2013 budget; and providing an effective date:** Following discussion, Mayor Pro Tem Adams moved to approve Ordinance No. 3490 authorizing certain budget amendments pertaining to the fiscal year 2012-2013 budget; and providing an effective date. The motion was seconded by Councilman King and carried unanimously.

**2. Mayor and City Council Announcements regarding special events, current activities and local achievements:**

13-1618 Recognition of Scott Williams service to the City.

Councilman Bickerstaff noted the Library had a record breaking month, with 10,000 check-outs and 203 patron sign-ups. The Summer Reading program continues on July 11<sup>th</sup>.

Councilman King thanked Mayor Felix for his attendance at Last Saturday's Amateur Radio field day.

Mayor Felix noted the upcoming events: July 3<sup>rd</sup> is the Red, White and Blue Blast, the parade starts at 6:00 pm at City Hall and fireworks are at 9:30 p.m. at Heritage Park.

Councilman Patterson announced his resignation from the City Council Place 2, and the Economic Development Corporation effective at the conclusion of tonight's meeting.

**3. Citizen Input:**

Dwight Quarles 2607 Ridgeview Drive, requested the Council pursue sheet metal fences which are not allowed under current regulations.

**4. Regular Agenda Items:**

**13-1617 Administer Oath of Office to newly appointed Board and Commission members:**

Mayor Felix administered the Oath of Office to Niloufer Watkins and Jeremy Hallock.

**13-1614 Conduct a public hearing and consider approval of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Wind Energy System use on an approximately 2.235 acre tract of land, located at 5517 Sachse Road, more particularly described as Lot 1 of Sachse Park Estates and located in a Residential R-1 zoning district; providing special conditions; providing a repealing clause; providing for the approval of the Concept Plan attached as Exhibit "A"; providing for the approval of the elevations attached as Exhibit "B"; providing for the approval of the specifications attached as Exhibit C:**

Following staff briefing, Mayor Felix opened the public hearing.

No comments were made.

Mayor Pro Tem Adams moved to close the public hearing. The motion was seconded by Councilman Bickerstaff and carried unanimously.

Mayor Pro Tem Adams moved to approve Ordinance No. 3491 amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Wind Energy System use on an approximately 2.235 acre tract of land, located at 5517 Sachse Road, more particularly described as Lot 1 of Sachse Park Estates and located in a Residential R-1 zoning district; providing special conditions; providing a repealing clause; providing for the approval of the Concept Plan attached as Exhibit "A"; providing for the approval of the elevations attached as Exhibit "B"; providing for the approval of the specifications attached as Exhibit C . The motion was seconded by Councilman Franks and carried unanimously.

**13-1611 Consider approval of a Variance Request for an On-Site Sewage Facility associated with the Vietnamese Baptist Church Development, generally located on the south side of Sachse Road, and east of the Public Works Department building:**

Following discussion, Councilman Patterson moved to approve the variance for an On-Site Sewage Facility associated with the Vietnamese Baptist Church Development, generally located on the south side of Sachse Road, and east of the Public Works Department building. The motion died for lack of a second.

Following additional discussion, Councilman King moved to deny Variance Request for an On-Site Sewage Facility associated with the Vietnamese Baptist Church Development, generally located on the south side of Sachse Road, and east of the Public Works Department building. The motion was seconded by Councilman Ronnau and carried with Mayor Felix and Councilman Patterson voting no.

**13-1628 Discuss a contract renewal with Allied Waste Systems, Inc. or current parent company for Allied Waste Systems, Inc. for the collection and disposal of solid waste and recyclable commodities in the City of Sachse for one additional five-year term:**

City Manager George and the Council discussed the matter. Items discussed were: e-recycle, hazardous waste collection, CNG trucks, enhanced educational program, and explore the commercial option for the contract. No formal Council action was taken.

**13-1627 Discussion of Traffic Calming Measures:**

Following staff briefing, Council members discusses primarily Class III options. No formal Council action was taken.

**13-1624 Discuss and consider, including rescinding, the City of Sachse's Speed Hump (traffic control) Policy adopted by the City Council on January 18, 1999:**

Following discussion, Councilman Bickerstaff moved to rescind the Speed Hump Policy adopted by the Council on January 18, 1999. The motion was seconded by Mayor Pro Tem Adams and carried Councilmen Patterson and Franks voting no.

**13-1622 Discuss activities pertaining to the Mosquito Action Plan and control of West Nile Virus:**

Community Development Director Kurbansade briefed the Council on the matter. Following discussion, no formal City Council action was taken.

**13-1605 Consider a motion to select ground cover for the landscaping improvements related to the Merritt Road Paving and Drainage Improvements Project from the intersection with Pleasant Valley Road to the southern city limit.**

Following discussion, Councilman King moved to adopt #2 Red Granite Rock for the landscaping improvements related to the Merritt Road Paving and Drainage Improvements Project from the

intersection with Pleasant Valley Road to the southern city limit. The motion was seconded by Councilman Franks and carried with Councilman Patterson voting no.

**5. Adjournment:**

There being no further business, Councilman Patterson made a motion to adjourn. The motion was seconded by Councilman Ronnau and carried unanimously. The meeting adjourned at 11:30 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
MAYOR



Legislation Details (With Text)

<b>File #:</b>	13-1646	<b>Version:</b>	1	<b>Name:</b>	Consider the acceptance of the resignation of Jared Patterson from the City Council, Place 2.
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/8/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Consider the acceptance of the resignation of Jared Patterson from the City Council, Place 2.				
	Executive Summary Mr. Patterson has resigned his Place 2 seat on the on the City Council.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Jared Patterson resignation.pdf</a> <a href="#">Council vacancy.pdf</a>				

Date	Ver.	Action By	Action	Result
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Title

Consider the acceptance of the resignation of Jared Patterson from the City Council, Place 2.

*Executive Summary*

*Mr. Patterson has resigned his Place 2 seat on the on the City Council.*

Background

City Council Member Place 2, Jared Patterson has resigned his seat. He will be recognized for his service at a future meeting.

The Election Code Sec. 201.023. RESIGNATION. If an officer submits a resignation, whether to be effective immediately or at a future date, a vacancy occurs on the date the resignation is accepted by the appropriate authority or on the eighth day after the date of its receipt by the authority, whichever is earlier.

Therefore, technically the resignation was accepted on July 9th, by state law. The acceptance tonight will be in compliance with our Home Rule Charter and Roberts Rules of Order.

A copy of the Sachse Home Rule Charter is attached regarding vacancies.

Policy Considerations

None.

**Budgetary Considerations**

None.

**Staff Recommendations**

Acceptance of the resignation of Jared Patterson from the City Council, Place 2, as a Consent Agenda Item.

July 1, 2013

Sachse City Council  
C/O Mayor Mike Felix  
3815 Sachse Rd, Bldg B  
Sachse, TX 75048

RE: Letter of Resignation from the Sachse City Council, Place 2

Mayor Felix and City Council:

For the past four years, I have been honored to serve the citizens of our great city as a member of this esteemed council. During that time I have worked as hard as I could for the people I represent – and have never missed a vote. I can honestly state that each member of the council who has served during my tenure has been an asset to the city. Each member has served with the best interests of the citizens at the forefront of each decision. Moreover the discourse is always respectful, particularly when members are in disagreement. We have much to celebrate about the growth which has taken place of the past four years.

Together, we have maintained one of the safest communities in the DFW metro-plex. Our innovative public safety officials work diligently, at a high risk and for little pay, to prevent and respond to emergency situations. Their bravery is inspiring and their devotion to the citizens of our community is encouraging. Our people save lives, daily.

Together, we have improved the financial viability of the city by implementing multi-year and zero-based budgeting. We implemented the citizen-approved bond package, under budget, and were able to return some of the funds directly to the taxpayers. We have dramatically increased transparency with online council packets and televised meetings and we were one of the first cities to utilize the E-Verify system ensuring that our employees are in the United States legally. One of my proudest accomplishments, though it may seem small, is that all city boards and commissions now begin their meetings with a prayer and pledges of allegiance to the United States and Texas flags.

Together, we have acted proactively to promote policies which encourage commercial investment in our city. We streamlined development processes and created a 'business-ready' climate at City Hall. We have worked to improve previously strained relations between the city, Economic Development Corporation and the Chamber of Commerce. We have ushered in an economic development revolution, landing major brands like Walmart, Auto Zone, McDonalds, Hallmark, Subway and the Sachse Regional Medical Center.

Together, we have drastically improved the infrastructure throughout the city. Just in the past four years, we have completely rebuilt roughly fifteen roadways and refurbished our water storage facilities. Additionally, we are implementing railroad quiet zones in a partnership with a local developer – saving over one quarter of a million taxpayer dollars. These were among the most important issues to the

citizens when I ran for office in 2009. These have been among the most significant quality-of-life improvements for the citizens since 2009.

Together, we chose a strong leader in City Manager Billy George, who is professional, courteous and of strong moral conviction and we are working to improve the culture at City Hall. I believe that we have the most professional staff in our city's history. Our award-winning staff is one of the great assets to our customers, the citizens and businesses of our city.

Together, we have been blessed with countless volunteers who serve on our city boards, work at the animal shelter or the library or simply attend council meetings on a regular basis to try to keep us in check. These citizens are the backbone of our community and the reason Sachse feels like home.

Mr. Mayor and Council, Sachse is in great hands and is well positioned for the future. Unfortunately, our region and our state face severe challenges. Though Texas is doing well economically when compared to other states, the budget is out-of-sync with the fundamental responsibilities of state government. We need leaders who will protect our sovereign state from federal intrusion, promote family values, provide a quality education and invest in water and transportation infrastructure with the dollars in the budget, not the state's savings account.

Due to the terms in our City Charter, at the conclusion of tonight's meeting, this document will serve as my written resignation from Place 2 on the Sachse City Council and the Economic Development Corporation so that I can continue the fight for our region and for the great State of Texas.

Respectfully submitted,

A handwritten signature in black ink that reads "Jared L. Patterson". The signature is written in a cursive, flowing style.

Jared Patterson  
Sachse City Council, Place 2

CC: Terry Smith, City Secretary  
Billy George, City Manager  
Carlos Vigil, EDC CEO

**Sec. 3.03 QUALIFICATIONS OF MEMBERS**

In addition to any other qualifications prescribed by law, the mayor and each city council members shall meet the qualifications set forth in Article V of this Charter while in office.

**Sec. 3.04 COMPENSATION**

Compensation of the members of the city council shall be determined by the city council by ordinance, but no increase in such compensation shall take effect until commencement of the terms of mayor and/or city council members elected at the next regular election. Members of the city council shall also be entitled to reimbursement for actual expenses incurred in the performance of official duties, with the approval of the city council at a public meeting.

**Sec. 3.05 MAYOR AND MAYOR PRO TEM**

(1) The mayor shall be the official head of the city government. He shall be the chairman and shall preside at all meetings of the city council. The mayor shall have the same voting rights and responsibilities as the other members of the city council, but shall have no power to veto. He shall, when authorized by the city council, sign all official documents, such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts and bonds. He shall perform such other duties consistent with this Charter as may be imposed upon him by the city council.

(2) The mayor pro tem shall be a city council member elected by the city council at the first regular meeting after each regular election of the city council members and/or mayor. The mayor pro tem shall temporarily act as mayor during the disability or absence of the mayor, and in this capacity shall have the rights conferred upon the mayor.

**Sec. 3.06 VACANCIES, FORFEITURES AND FILLING OF VACANCIES**

(1) The office of a city council member or the mayor shall become vacant upon his death, resignation, forfeiture of, or removal from office by any manner authorized by law.  
(Election of April 5, 1986)

(2) If any member of the city council is absent from four (4) of seven (7) consecutive regular meetings, without explanation acceptable to a majority of the remaining city council members, his office shall be declared vacant at the next regular meeting of the city council by resolution. In addition, any member of the city council who has been absent for six (6) consecutive regular meetings due to any reason shall have his seat declared vacant at the next regular meeting of the city council by resolution.  
(Election of May 7, 1988)

(3) Any member of the city council who ceases to possess the required qualifications for office or who is convicted of a felony or of a misdemeanor involving moral turpitude or is convicted of violating state law concerning conflict of interest shall forfeit his office. Every forfeiture shall be declared and enforced by a majority of the city council.  
(Election of April 5, 1986; Election of May 13, 2006)

(4) A vacancy or vacancies in the position of mayor or council member shall be filled by majority vote of the qualified voters at a special election called for such purpose on the next uniform election date as provided by state law. If the candidate with the highest number of votes in such special election receives less than a majority vote, then a runoff election shall be held between the candidate receiving the highest number of votes and candidate receiving the next highest number of votes. Such special and runoff elections shall be held pursuant to the provisions of the Texas Election Code and applicable ordinances.

(Election of May 4, 1996; Election of May 13, 2006)

(5) Reserved.

(6) Reserved.

(7) Reserved.

(Election of May 4, 1996)

### Sec. 3.07 POWERS OF THE CITY COUNCIL

All powers of the City of Sachse and the determination of all matters of policy shall be vested in the city council. Except where in conflict with and otherwise expressly provided by this Charter, the city council shall have all powers authorized to be exercised by the city council by state law and the acts amendatory thereof and supplementary thereto, now or hereafter enacted. Without limitation of the foregoing and among the other powers that may be exercised by the city council, the following are hereby enumerated for greater certainty:

(Election of May 13, 2006)

(a) Appoint and remove the city manager;

(b) Appoint and remove the municipal court judge(s);

(Election of May 13, 2006)

(c) Appoint and remove the city attorney;

(d) Appoint and remove the city secretary;

(Election of April 5, 1986)

(e) Establish administrative departments including, but not limited to, police, fire, library, water, sewer, animal control, building inspection and fire marshal.

(Election of May 7, 1988)

(f) Adopt the budget of the city;

(g) Collectively inquire into the conduct of any office, department or agency of the city and make investigations as to municipal affairs;

(h) Provide a planning and zoning commission and a board of adjustment and other boards as deemed necessary, and appoint the members of all such boards and commission[s]. Such boards and commissions shall have all powers and duties now or hereafter conferred and created by this Charter, by city ordinance or by law;

(i) Adopt plats;



## Legislation Details (With Text)

<b>File #:</b>	13-1643	<b>Version:</b>	1	<b>Name:</b>	CD - BARNYARD GATE FAC AGR
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/5/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of a Facilities Agreement, by and between the City of Sachse and Simpson-Foster, LLC; and providing an effective date.

### Executive Summary

Simpson-Foster, LLC is constructing Barnyard Gate Daycare facility located on the north side of Bunker Hill Road, approximately 625 feet east of State Highway 78. In order to serve the facility with water, the developer is required to construct approximately 575 lineal feet of waterline along the north right-of-way line of Bunker Hill Road. To serve the development, an 8 inch waterline is required; however, Sachse's Capital Improvement Plan includes a 12 inch waterline instead of an 8-inch waterline. This Facilities Agreement would allow for the City's participation in the cost to upsize the waterline from an 8-inch line to a 12-inch line. The upsize costs attributed to the City would be offset by correspondingly reducing the water impact fees charged to the developer.

### Sponsors:

### Indexes:

### Code sections:

- Attachments:**
- [CD - BARNYARD GATE FAC AGR CC - DRAFT RESO.pdf](#)
  - [CD - BARNYARD GATE FAC AGR CC - DRAFT RESO - FAC AGR.pdf](#)
  - [CD - BARNYARD GATE FAC AGR CC - DRAFT RESO - EXHIBIT A.pdf](#)
  - [CD - BARNYARD GATE FAC AGR CC - DRAFT RESO - EXHIBIT B.pdf](#)
  - [CD - BARNYARD GATE FAC AGR CC - ATTACHMENT 1.pdf](#)

Date	Ver.	Action By	Action	Result
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### Title

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of a Facilities Agreement, by and between the City of Sachse and Simpson-Foster, LLC; and providing an effective date.

### Executive Summary

*Simpson-Foster, LLC is constructing Barnyard Gate Daycare facility located on the north side of Bunker Hill Road, approximately 625 feet east of State Highway 78. In order to serve the facility with water, the developer is required to construct approximately 575 lineal feet of waterline along the north right-of-way line of Bunker Hill Road. To serve the development, an 8 inch waterline is required; however, Sachse's Capital Improvement Plan includes a 12 inch waterline instead of an 8-inch waterline. This Facilities Agreement would allow for the City's participation in the cost to upsize the waterline from an 8-inch line to a 12-inch line. The upsize costs attributed to the City would be offset by correspondingly reducing the water impact fees charged to the developer.*

## Background

Simpson-Foster, LLC owns property on the north side of Bunker Hill Road (Exhibit A - Legal Description) as generally shown on the attached Location Map (Attachment 1). The developer plans to construct a new daycare facility at that location including a new building with parking.

In order to serve the new facility with water, a new 575 lineal foot waterline must be constructed as shown on the attached Exhibit B. The required pipe diameter to meet water needs of the facility is eight inches; however, the City will eventually need a 12-inch waterline to service development adjacent to the new waterline. The City may fund the additional costs incurred by upsizing the 8-inch waterline to a 12-inch waterline and, in doing so, will save the future cost of constructing a parallel waterline adjacent to an 8-inch waterline. The budget for the upsizing cost is \$5,200. In the attached Facilities Agreement, the City would reimburse the developer through reduction in water impact fees for the true costs of the upsizing not to exceed \$5,200.

The City Attorney's office has reviewed the facility agreement and city staff has worked with the developer on all specific terms included in the agreement.

## Policy Considerations

This agreement would result a completed section of 12-inch water line included in the City's Capital Improvements Plan.

## Budgetary Considerations

Funds for the upsizing of the waterline will be compensated through a credit towards Water Impact Fees required to be paid to the City of Sachse for the development.

## Staff Recommendations

Staff recommends the approval of a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of a facilities agreement, by and between the City of Sachse and Simpson-Foster, LLC; and providing an effective date as a Consent Agenda item.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE FACILITIES AGREEMENT BETWEEN THE CITY OF SACHSE, TEXAS, AND SIMPSON-FOSTER, LLC; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has been presented with a proposed Facilities Agreement (herein the “Agreement”) between the City of Sachse, Texas, and Simpson-Foster, LLC, for the installation of a waterline to be constructed along Bunker Hill Road the entire length of the property line adjacent to Bunker Hill Road, and being further described in Exhibit “A” attached hereto; and

**WHEREAS**, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Agreement on behalf of the City of Sachse, Texas;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:**

**SECTION 1.** The term, provisions, and conditions of the Facilities Agreement, a copy of which is attached hereto as Exhibit “A”, be and the same are hereby approved.

**SECTION 2.** The City Manager is hereby authorized to execute the Facilities Agreement on behalf of the City, and any amendments or other instruments related thereto.

**SECTION 3.** This Resolution shall take effect immediately from and after its passage, and it is, accordingly, so resolved.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Sachse, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF SACHSE, TEXAS

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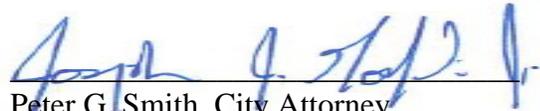
Mike Felix, Mayor

ATTEST:

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Terry Smith, City Secretary

APPROVED AS TO FORM:



Peter G. Smith, City Attorney  
(07-09-13/61344)

STATE OF TEXAS

§

**FACILITIES AGREEMENT**

§

COUNTY OF SACHSE

§

This Agreement (“Agreement”) is made by and among the City of Sachse, Texas, a Texas municipal corporation (the “City”), and Simpson-Foster, LLC (the “Developer”), (collectively referred to as “Parties” and individually as a “Party”), acting by and through their respective representatives.

**RECITALS**

**WHEREAS**, Developer is the owner of real property in Sachse, Texas and being furthered described in Exhibit “A” (the “Property”); and

**WHEREAS**, the City desires to improve the City’s waterworks system by the installation of a twelve (12)-inch water line in accordance with the City’s Water Master Plan that will serve the Developer’s Property and adjoining properties within the City and Developer agrees to install such water line; and

**WHEREAS**, City agrees to reimburse Developer through a credit towards Impact Fees for the difference in the actual costs attributed to the upsizing of the line from an 8-inch to a 12-inch water line; and

**WHEREAS**, upon Developer’s installation and dedication of the Water Line to the City, City shall be responsible for the maintenance of the Water Line;

**NOW, THEREFORE**, in consideration of the covenants and conditions contained in this Agreement, the City and Developer agree as follows:

**Article I  
Term**

1.1 The term of this Agreement shall commence on the last date of execution hereof (the “Effective Date”) and shall continue until Developer has fully satisfied all terms and conditions of this Agreement unless sooner terminated as provided herein.

1.2 This Agreement may be terminated by the mutual written agreement of the Parties. The City may terminate this Agreement if Developer breaches any of the terms and conditions of this Agreement, and such breach is not cured by such party within sixty (60) days after receipt of notice thereof.

**Article II  
Definitions**

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“City” shall mean the City of Sachse, Texas.

“City Engineer” shall mean the City Engineer of Sachse, Texas.

“Commencement of Construction” shall mean that (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained. (ii) all necessary permits for the construction of the Improvements have been issued by all applicable governmental authorities; (iii) the contract for the construction of the Improvements has been awarded by the Developer; and (iv) the construction of the Improvements have commenced.

“Completion of Construction” shall mean (i) the construction of the Improvements have been substantially completed in accordance with the Approved Plans; and (ii) the Improvements have been accepted by the City in writing.

“Effective Date” shall mean the last date of execution hereof by Developer and City.

“Developer” shall mean Simpson-Foster, LLC.

“Impact Fees” shall mean water impact fees.

“Improvements” shall mean the Water Line.

“Water Line” shall mean a sixteen (12)-inch water line approximately 575 lineal feet in length to be constructed along Bunker Hill Road the entire length of the property line adjacent to Bunker Hill Road as depicted in Exhibit “B.”

### **Article III Waterline Improvements**

3.1 Construction of Water Line. Developer agrees to design and install a 12-inch Water Line, as depicted in Exhibit “B” attached hereto, (the “Water Line”) in accordance with the applicable standards, ordinances and regulations adopted by the City and Approved Plans (“City Standards”). Developer shall submit plans for the alignment, design and construction (the “Approved Plans”) of the Water Line to City for review and approval by the City Engineer. The Approved Plans shall include an estimated cost of design and construction of the Water Line. Subject to extensions for delays caused by events of Force Majeure, Developer agrees to cause Commencement of Construction of the Water Line within ninety (90) days after all necessary and required easements or rights-of-way have been acquired, in the reasonable opinion of Developer, and the Approved Plans for the Water Line have been approved by the City.

### **Article IV Compensation**

4.1 City’s Cost Participation for Water Line Improvement. Upon Completion of Construction, the City agrees to reimburse the Developer for the difference in the actual costs between the installation of an eight (8)-inch waterline and the twelve (12)-inch waterline (the

“Oversizing Costs”). The City shall reimburse the Developer through a credit towards Impact Fees in an amount not to exceed the Oversizing Costs (“Credit”). In the event the Credit exceeds the Impact Fees imposed against the Property, the City agrees to pay the Developer the remaining or unused portion of the Credit within thirty (30) days after Completion of Construction and receiving a written invoice from the Developer for the Oversizing Costs.

## **Article V Notice**

5.1 Any notice to be given or to be served upon a Party hereto in connection with this Agreement must be in writing and may be given by certified or registered mail and shall be deemed to have been given and received when a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, and if given otherwise than by certified or registered mail, it shall be deemed to have been given and delivered to and received by the Party (or such Party’s agent or representative) to whom it is addressed when actually received by the intended recipient. Such notice shall be given to the Parties hereto at the address set forth below. Any Party hereto may, at any time by giving two (2) days written notice to the other Party, designate any other address in substitution of the foregoing address to which such notice shall be given.

If Notice to Developer:  
Attn: Richard Simpson  
Simpson-Foster, LLC  
4416 Merritt Road  
Sachse, Texas 75048

If Notice to the City:  
Attn: City Manager  
City of Sachse, Texas  
3815 Sachse Road, Building B  
Sachse, Texas 75048

With a Copy to:  
Peter G. Smith  
Nichols, Jackson, Dillard, Hager & Smith  
500 N. Akard, Suite 1800  
Dallas, Texas 75201

## **Article V Indemnification**

**6.1 DEVELOPER HEREBY RELEASES, RELINQUISHES AND DISCHARGES AND, AT ITS SOLE COST AND EXPENSE, SHALL INDEMNIFY, PROTECT, SAVE HARMLESS AND DEFEND CITY, ITS SUBSIDIARIES, DIVISIONS AND AFFILIATES, THEIR SUCCESSORS OR ASSIGNS, AND THEIR DIRECTORS,**

**OFFICERS AND EMPLOYEES, OF AND FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, CAUSES OF ACTION, DAMAGES, LIABILITIES AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES, OF ANY NATURE WHATSOEVER, FOR ANY LOSS, DAMAGE OR INJURY TO, INCLUDING THE DEATH OF, PERSONS (WHETHER THEY BE THIRD PERSONS OR EMPLOYEES OF EITHER DEVELOPER OR THE CITY) OR CASUALTY TO PROPERTY (WHETHER IT BE THAT OF THIRD PERSONS OR OF EITHER DEVELOPER OR THE CITY) CAUSED BY, GROWING OUT OF OR HAPPENING IN CONNECTION WITH ANY AND ALL ACTS OR OMISSIONS OF THE DEVELOPER, ITS CONTRACTORS OR SUBCONTRACTORS, IN THE CONSTRUCTION OF THE IMPROVEMENTS. THIS INDEMNITY SHALL INCLUDE AND BE APPLICABLE TO ANY AND ALL ACTIONS, LIABILITIES AND COSTS, AS DESCRIBED ABOVE, ASSERTED UNDER ANY AND ALL FEDERAL, STATE AND LOCAL LAWS, STATUTES, ORDINANCES, RULES AND REGULATIONS COVERING THE ENVIRONMENT OR NUISANCE.**

#### **Article VII Insurance**

Developer agrees to maintain comprehensive general liability and contractual liability insurance with minimum limits of two million dollars (\$2,000,000.00) per occurrence, four million dollars (\$4,000,000.00) aggregate. Developer shall provide automobile liability coverage in the amount of one million dollars (\$1,000,000.00) combined single limit. In addition, Developer shall provide or require minimum statutory worker's compensation coverage for all covered employees. A Certificate of Insurance shall be provided to the City by Developer, reasonably satisfactory to the City in form and content, evidencing that all required coverage is in force and has been endorsed to provide that no policy will be canceled or materially altered without first giving the City thirty (30) days' prior written notice. The commercial general liability policy will name the City as additional insured and, to the fullest extent allowed under law, shall contain a waiver of subrogation in favor of the City. All policies shall be primary to any insurance or self-insurance the City may maintain for acts or omissions of Developer or anyone for whom Developer is responsible. Any deductible or self-insured retention on the required insurance shall be the responsibility of Developer. Developer will include copies of relevant endorsements or policy provisions with the required Certificate of Insurance. Nothing contained in this Section limits Developer's liability to the City to the limits of insurance certified or carried by Developer. If Developer utilizes subcontractors in performance of this Agreement, the subcontractors must meet the same insurance requirements as the Developer. If a subcontractor does not meet the coverage requirements of this Section, the subcontractor must either supplement the deficient areas of coverage or Developer must certify that Developer has acquired sufficient coverage to supplement the deficiency of subcontractor.

## **Article VIII Termination**

8.1 This Agreement may be terminated: (a) by the mutual written agreement of the Parties; (b) by either Party providing written notice of such termination to the other Party if the other Party breaches any of the material terms and conditions of this Agreement, and such breach is not cured by such Party within sixty (60) days after receipt of written notice thereof (or, if cure cannot be completed within said time period, if cure of such breach is not commenced within such time period and/or not thereafter diligently and continuously pursued to completion within sixty (60) days after receipt of written notice thereof); (c) by City providing written notice to Developer if Developer suffers an event of bankruptcy or insolvency; or (d) by either Party providing written notice to the other Party if any subsequent federal or state legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable.

## **Article IX Miscellaneous**

9.1 Governing Law. The Agreement shall be governed by the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction; and exclusive venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

9.2 Legal Construction/Savings/Severability. In case any one or more provisions contained in this Agreement shall be for any reason held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

9.3 Authority. Each of the Parties represents and warrants to the other that they have the full power and authority to enter into and fulfill the obligations of this Agreement. The City represents and warrants that this Agreement has been approved by the City Council of the City in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved on behalf of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so.

9.4 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties to this Agreement.

9.5 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

9.6 Representations. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed, and that such Party has had an opportunity to confer with it legal counsel.

9.7 Recitals. The recitals to this Agreement are incorporated herein.

9.8 Exhibits. All exhibits to this Agreement are incorporated herein.

9.9 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

9.10 Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

9.11 Binding Effect. This Agreement will be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, and authorized assigns. This Agreement only inures to the benefit of, and may only be enforced by Developer and the City. No other person or entity is a third-party beneficiary of this Agreement.

9.12 Governmental Powers; Waiver of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights except as to the enforcement of this Agreement.

9.13 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties, nor to cause City to be deemed to be a constituent partner of the Developer.

*(signature page to follow)*

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**City of Sachse, Texas**

By: \_\_\_\_\_  
William K. George, City Manager

**Approved as to Form:**

By: \_\_\_\_\_  
Peter G. Smith, City Attorney  
(61343/07-09-13)

**THE STATE OF TEXAS**                   §  
  §  
**COUNTY OF DALLAS**                 §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by William K. George, City Manager of the City of Sachse, Texas, a municipal corporation existing under the laws of the State of Texas, in such capacity on behalf of such municipal corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**THE STATE OF TEXAS**                   §  
  §  
**COUNTY OF DALLAS**                 §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_, \_\_\_\_\_ of, on behalf of said entity.

\_\_\_\_\_  
Notary Public – State of Texas  
My commission expires: \_\_\_\_\_

**PROPERTY DESCRIPTION**

BEING a tract of land situated in the Elizabeth Sachse Survey, Abstract No. 1324, City of Sachse, Dallas County, Texas and being a portion of that certain tract of land conveyed to James E. Becker by Special Warranty Deed recorded in Volume 93081, Page 1515, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner in the Northeast ROW line of Bunker Hill Road (a variable ROW) and in the Northwest line of said Becker tract, said point also being at the South corner of Lot 4, Block A, Oak Grove Plaza, recorded in Volume 2003041, Page 69, Map Records, Dallas County, Texas;

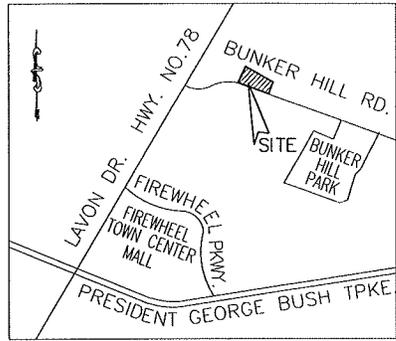
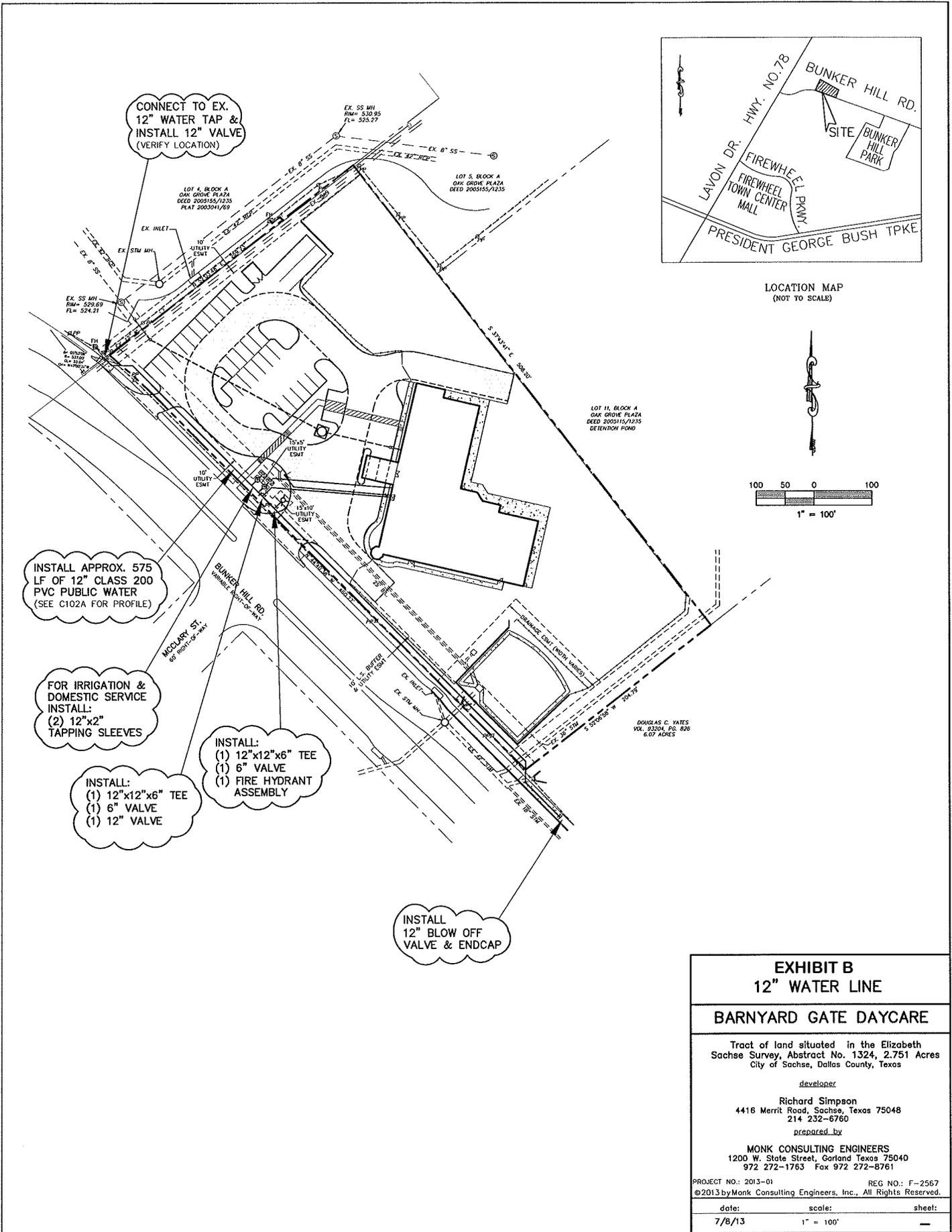
THENCE: North 52 degrees 43 minutes 00 seconds East, along the common line of said Becker tract and said Lot 4, Block A, a distance of 269.26 feet to a point for corner at the North corner of said Becker tract and a West corner of Lot 5 of said Block A, Oak Grove Plaza;

THENCE: South 37 degrees 17 minutes 00 seconds East, along the common line of said Becker tract and said Lot 5, Block A, at a distance of 119.86 feet passing a point at the South corner of said Lot 5 and the West corner of Lot 11 of said Block A, Oak Grove Plaza, continuing along the common line of said Becker tract and said Lot 11, a total distance of 508.10 feet to a point for corner in the Northwest line of a tract of land conveyed to Douglas C. Yates by Deed recorded in Volume 93204, Page 826, Deed Records, Dallas County, Texas, said point also being at the East corner of said Becker tract;

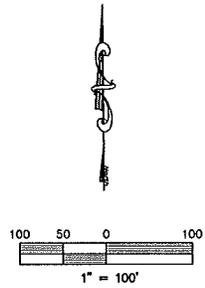
THENCE: South 52 degrees 43 minutes 00 seconds West, along the common line of said Becker tract and said Yates tract, a distance of 204.79 feet to a point for corner in the Northeast ROW line of Bunker Hill Road;

THENCE: North 44 degrees 13 minutes 57 seconds West, along the Northeast ROW line of Bunker Hill Road, a distance of 460.21 feet to a point at the beginning of a curve to the left, having a central angle of 05 degrees 33 minutes 09 seconds, a radius of 537.00 feet and a chord bearing North 47 degrees 00 minutes 31 seconds West, a distance of 52.02 feet;

THENCE: Northwesterly, along said curve to the left and along the Northeast ROW line of Bunker Hill Road, having a central angle of 52.04 feet to the PLACE OF BEGINNING and containing 119,830 square feet or 2.751 acres of land.



LOCATION MAP  
(NOT TO SCALE)



**EXHIBIT B**  
**12" WATER LINE**  
**BARNYARD GATE DAYCARE**

Tract of land situated in the Elizabeth Sachse Survey, Abstract No. 1324, 2.751 Acres City of Sachse, Dallas County, Texas

*developer*

Richard Simpson  
4416 Merrit Road, Sachse, Texas 75048  
214 232-6760

*prepared by*

MONK CONSULTING ENGINEERS  
1200 W. Slate Street, Garland Texas 75040  
972 272-1763 Fax 972 272-8761

PROJECT NO.: 2013-01 REG NO.: F-2567  
©2013 by Monk Consulting Engineers, Inc., All Rights Reserved.

date:	scale:	sheet:
7/8/13	1" = 100'	—



**AERIAL LOCATION MAP**

*Barnyard Gate Daycare  
Facilities Agreement  
Map Created: July 10, 2013*



## Legislation Details (With Text)

<b>File #:</b>	13-1642	<b>Version:</b>	1	<b>Name:</b>	CD - VIET BAPT CHURCH PP CC
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/5/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>			

**Title:** Consider the application of James R. and Ly T. Klassen for approval of a Preliminary Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.

**Executive Summary**

The applicant is requesting approval of a Preliminary Plat for a single 8.96-acre tract for use as a Religious Institution.

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:**
- [CD - VIET BAPT CHURCH PP CC - PRESENTATION.pdf](#)
  - [CD - VIET BAPT CHURCH PP CC - EXHIBIT A.pdf](#)
  - [CD - VIET BAPT CHURCH PP CC - ATTACHMENT 1.pdf](#)
  - [CD - VIET BAPT CHURCH PP CC - ATTACHMENT 2.pdf](#)

Date	Ver.	Action By	Action	Result
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**Title**

Consider the application of James R. and Ly T. Klassen for approval of a Preliminary Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.

*Executive Summary*

*The applicant is requesting approval of a Preliminary Plat for a single 8.96-acre tract for use as a Religious Institution.*

**Background**

The 8.96-acre (approximately 390,366 square feet) subject property is generally located on the south side of Sachse Road, approximately 425 east of the intersection with Country Club Drive. (See Attachment 1 - Aerial Location Map). The subject property retains a zoning designation of Special Use Permit (See Attachment 2 - Zoning Identification Map). The Special Use Permit was granted on December 18, 1995 for use as a Roping Arena.

A Tree Survey was approved on June 20, 2013 by the Director of Parks and Recreation. The Plan did not show any protected trees to be removed.

Planning and Zoning Commission approved the Preliminary Plat at the June 24, 2013

meeting.

#### Policy Considerations

The applicant is proposing to plat the subject property into one individual lot, which would solely be utilized for a proposed Religious Institution. See Exhibit A for a copy of the Preliminary Plat.

The proposed subdivision will have one single point of access from Sachse Road.

The property owner requested a variance from City Council to use a septic system as part of this development; however, this request was denied by City Council at the July 1, 2013 meeting. The denial of the variance request will not have an impact on the consideration of the Preliminary Plat with respect to Conceptual Sanitary Sewer plans evaluated. This is due to the availability of sanitary sewer service in the Sachse Road right-of-way.

Staff has determined that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Preliminary Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

#### Budgetary Considerations

None.

#### Staff Recommendations

Staff recommends approval of a Preliminary Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive as a Consent Agenda Item.



## **CITY COUNCIL**

JULY 15, 2013

### **REQUEST**

Consider the application of James R. and Ly T. Klassen for approval of a Preliminary Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.



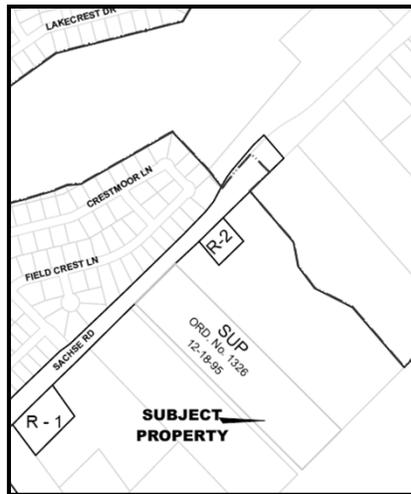
# BACKGROUND

## AERIAL LOCATION MAP



# BACKGROUND

## ZONING MAP



# BACKGROUND

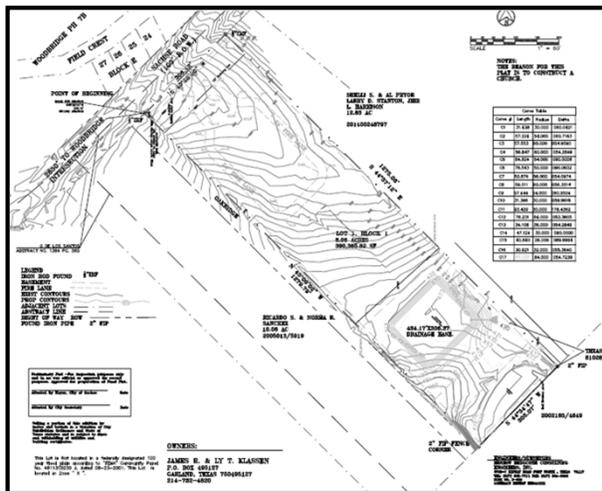
## SITE INFORMATION

- ❑ Proposed Use: Religious Institution
- ❑ Site Area: 8.96 acres
- ❑ Existing Zoning: SUP
  
- ❑ *Variance denied by City Council on July 1, 2013 for use of an on-site septic system.*



# POLICY CONSIDERATIONS

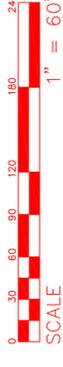
## PRELIMINARY PLAT



## **STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat as presented.





NOTES:  
THE REASON FOR THIS  
PLAT IS TO CONSTRUCT A  
CHURCH.

SHELLI S. & AL PRYOR  
LARRY D. STANTON, JEIR  
L. HARRISON  
12.85 AC  
201100248797

LOT 1, BLOCK 1  
8.96 ACRES  
390,365.82 SF

RICARDO S. & NORMA R.  
SANCHEZ  
10.08 AC  
2005013/5919

**OWNERS:**

JAMES R. & LY T. KLASSEN  
P.O. BOX 495127  
GARLAND, TEXAS 750495127  
214-732-4820

ENGINEERS/SURVEYORS  
ERNEST HEDGCOCK CONSULTING  
ENGINEERS, INC.  
5701-C MIDWAY ROAD FORT WORTH, TEXAS 76117  
TEL: (817) 631-7711 FAX: (817) 631-6368  
FIRM INC. #6264  
CONTRACT #ERNEST HEDGCOCK

G.DE LOS SANTOS SURVEY, ABSTRACT  
1384, PG. 565  
DALLAS COUNTY, TEXAS  
8.96 ACRES OR 390,365.82 SQUARE FEET

Being a tract or parcel of land situated in the G. De Los Santos Survey, Abstract 1384, Dallas County, Texas, and being all of a called 8.96 acre tract described by deed recorded in Volume 2004090, page 9283, of the deed records of Dallas County, Texas.

REVISED: JUNE 14, 2013.  
REVISED: JUNE 5, 2013.  
DATE PREPARED: MAY 6, 2013.

**VICINITY MAP  
NTS**

STATE OF TEXAS:  
COUNTY OF DALLAS

Being a tract or parcel of land situated in the G. De Los Santos Survey, Abstract 1384, Dallas County, Texas, and being all of a called 8.96 acre tract described by deed recorded in Volume 2004090, page 9283, of the deed records of Dallas County, Texas. Being More Particularly Described By Metes & Bounds As Follows:

BEGINNING on a found 1/2" iron rod for west corner of this tract and the west corner of the above mentioned 8.96 acres tract located on the southeast line of Sachse Road;

THENCE with said southeast line N45°28'00"E 306.12 feet to a found 5/8" iron rod for the north corner of this tract;

THENCE S44°57'12"E 1275.06 feet to a 2 inch iron pipe for the east corner of this tract;

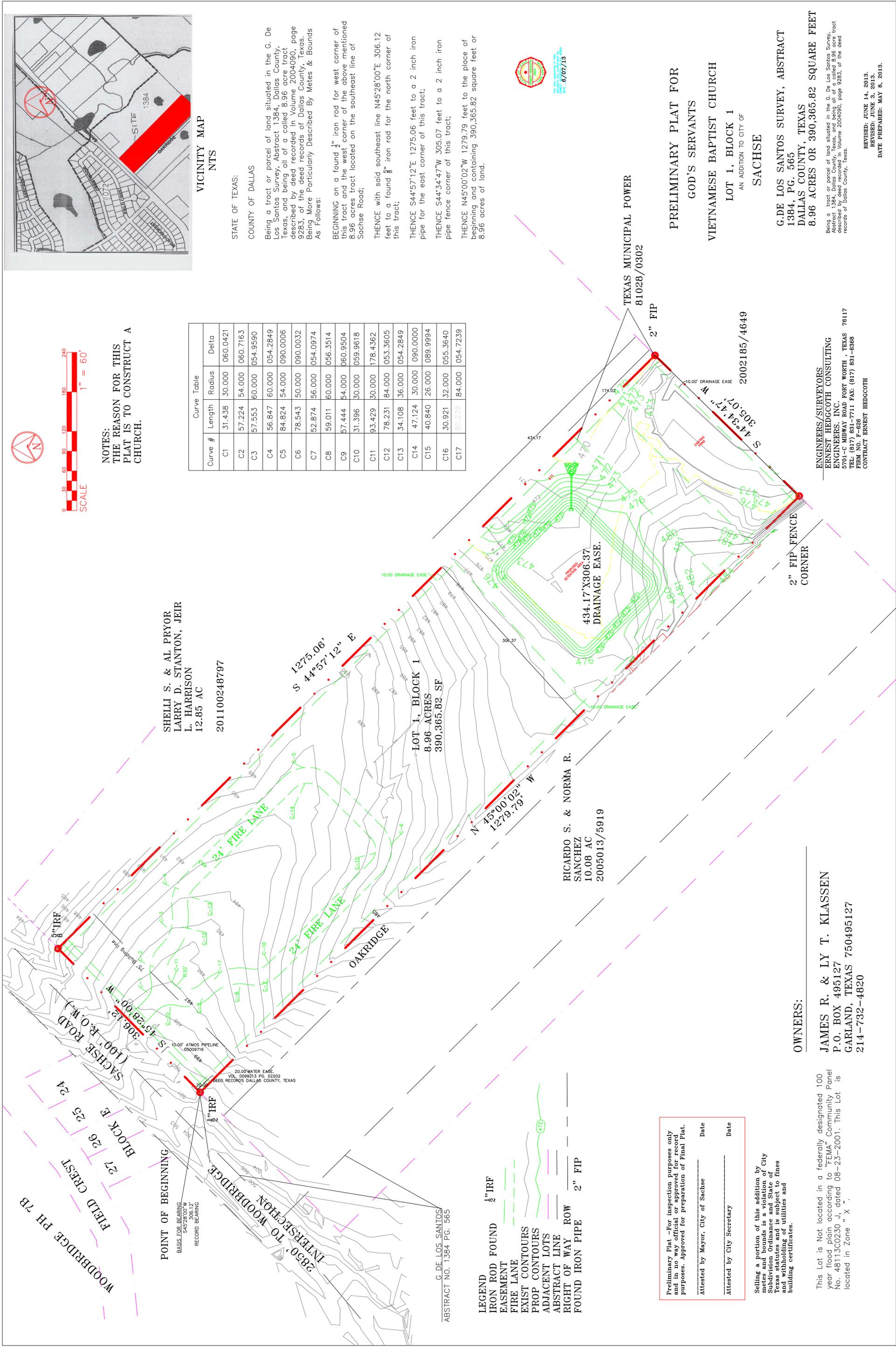
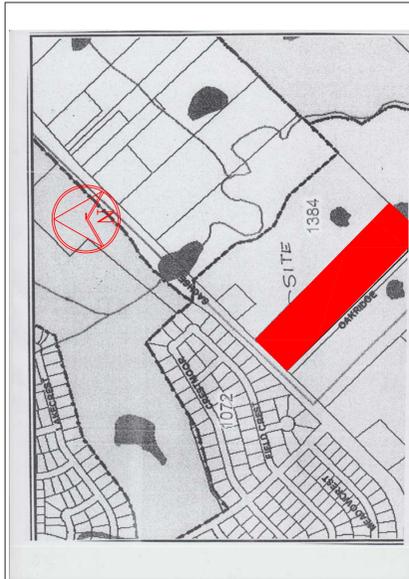
THENCE S44°34'47"W 305.07 feet to a 2 inch iron pipe fence corner of this tract;

THENCE N45°00'02"W 1279.79 feet to the place of beginning and containing 390,365.82 square feet or 8.96 acres of land.



6/07/13

Curve Table			
Curve #	Length	Radius	Delta
C1	31.438	30.000	060.0421
C2	57.224	54.000	060.7163
C3	57.553	60.000	054.9590
C4	56.847	60.000	054.2849
C5	84.824	54.000	090.0006
C6	78.543	50.000	090.0032
C7	52.874	56.000	054.0974
C8	59.011	60.000	056.3514
C9	57.444	54.000	060.9504
C10	31.396	30.000	059.9618
C11	93.429	30.000	178.4362
C12	78.231	84.000	053.3605
C13	34.108	36.000	054.2849
C14	47.124	30.000	090.0000
C15	40.840	26.000	089.9994
C16	30.921	32.000	055.3640
C17	30.229	84.000	054.7239



- LEGEND**
- IRON ROD FOUND 1/2" IRF
  - EASEMENT
  - FIRE LANE
  - EXIST CONTOURS
  - PROP CONTOURS
  - ADJACENT LOTS
  - ABSTRACT LINE
  - RIGHT OF WAY ROW
  - FOUND IRON PIPE 2" FIP

Preliminary Plat - For inspection purposes only and in no way official or approved for record purposes. Approved for preparation of Final Plat.

Attested by Mayor, City of Sachse \_\_\_\_\_ Date \_\_\_\_\_

Attested by City Secretary \_\_\_\_\_ Date \_\_\_\_\_

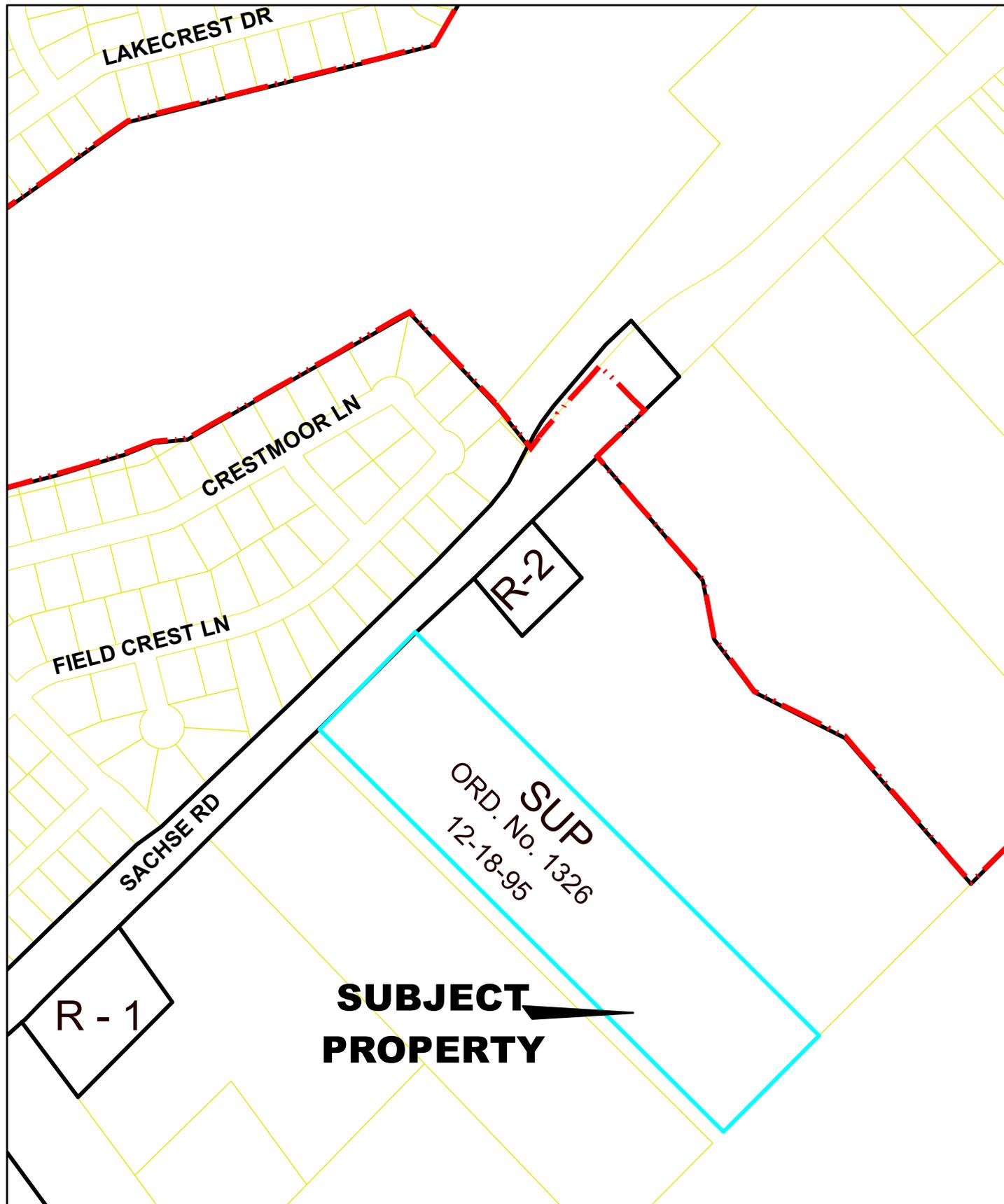
Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building certificates.

This Lot is Not located in a federally designated 100 year flood plain according to "FEMA" Community Panel No. 48113C0230 J, dated 08-23-2001. This Lot is located in Zone " X " .



**AERIAL LOCATION MAP**

*God's Servants Vietnamese Baptist Church  
Preliminary Plat (P13-10)  
Map Created: July 10, 2013*



**ZONING IDENTIFICATION MAP**

*God's Servants Vietnamese Baptist Church  
Preliminary Plat (P13-10)  
Map Created: July 10, 2013*



Legislation Details (With Text)

<b>File #:</b>	13-1660	<b>Version:</b>	1	<b>Name:</b>	ILA #2 for Woodbridge Extension Construction
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/12/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of an Interlocal Agreement by and between Collin County, the City of Sachse, and the City of Wylie concerning the construction of the Woodbridge Parkway improvements.

*Executive Summary*

The extension of Woodbridge Parkway north of State Highway 78 to Hensley Lane in Wylie has been planned for both the City of Sachse and the City of Wylie. This extension will connect FM 544 to SH 78 and will promote economic benefits for both cities and improve mobility for southeast Collin County. Interlocal Agreement #1 was previously approved by the Cities of Sachse and Wylie, and Collin County. This Interlocal Agreement #2 defines the funding responsibility along with the roles and responsibilities of each of the partners in this project, which are Collin County, the City of Sachse, and the City of Wylie.

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:**
- [Attachment 1 project map](#)
  - [Exhibit A Woodbridge ILA #2](#)
  - [51Sachse RESO Woodbridge Parkway ILA 2 PDF](#)
  - [Woodbridge Exhibit B](#)

Date	Ver.	Action By	Action	Result
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**Title**

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of an Interlocal Agreement by and between Collin County, the City of Sachse, and the City of Wylie concerning the construction of the Woodbridge Parkway improvements.

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**Background**

Woodbridge Parkway currently extends from FM 544 to Hensley Lane in Wylie. Woodbridge Parkway starts again at the intersection of Cody Lane and Woodbridge Parkway North of SH

78 in Sachse and extends through the Woodbridge Subdivision to Sachse Road (see Attachment 1 Project Map). The section of roadway from Cody Lane to SH 78 was recently completed by the Woodbridge Developer. The extension of Woodbridge Parkway from SH 78 to Hensley Road is shown on the Master Thoroughfare Plans for both the City of Sachse and City of Wylie.

The extension of Woodbridge Parkway from SH 78 to Hensley Lane has been divided into five phases. Phase 1 has been completed by Herzog Development, which included the Woodbridge Parkway extension from Cody Lane to SH 78 and construction of a KCS railroad crossing. For Phase I, the City entered into an Escrow Agreement with Herzog Development which provided means for the developer to escrow funds to pay for the paving, drainage, and utility costs for Woodbridge Parkway, Phase 1 along with the construction of Cody Lane so the property could be platted and sold to Wal-Mart prior to construction of the development. The Escrow Agreement totals \$2,779,143.07 (\$2,595,380.29 by Herzog and \$183,762.78 by Wal-Mart).

The extension of Woodbridge Parkway from SH 78 to Hensley Lane will improve mobility for the residents of Sachse located in Collin County to attend schools in Wylie. Furthermore, this improved north-south access will promote economic development in the region by providing access to the Wal-Mart development in Sachse along with planned developments in Wylie. Access for southeast Collin County residents to the President George Bush Turnpike (PGBT) will also improve with the Woodbridge Parkway extension.

The City of Sachse approved a resolution supporting the extension of Woodbridge Parkway and requested Collin County to fund 50% of the project on the March 5, 2012 City Council meeting. The City of Wylie approved the same resolution. On February 20, 2012, Collin County subsequently approved funding in the amount \$4,084,198.77 using discretionary bond funds for the Woodbridge Parkway extension.

#### Policy Considerations

The City of Sachse took the lead to draft the first Interlocal Agreement (ILA #1) between Collin County, the City of Sachse and the City of Wylie which defined the funding responsibility of each of the partners along with the roles and responsibilities of each partner. ILA #2 has now been prepared by the City of Wylie and has been approved by the City Council of Wylie and Collin County. ILA #2 has been reviewed by city staff and is in conformance with ILA #1, the agreed project funding, and the goals of the project.

Construction of Phase 1 is now complete. Construction of the KCS Railroad crossing is now complete as a part of Phase 1. Phase 2 has been designed and is currently advertised for bid with the Maxwell Creek Bridge and Woodbridge Parkway north of the Maxwell Creek Bridge sections.

#### Budgetary Considerations

The cost of the extension of Woodbridge Parkway from Hensley Lane to SH 78 is estimated to be \$8,487,009.05. The City of Sachse has caused the KCS crossing and Phase 1 of the

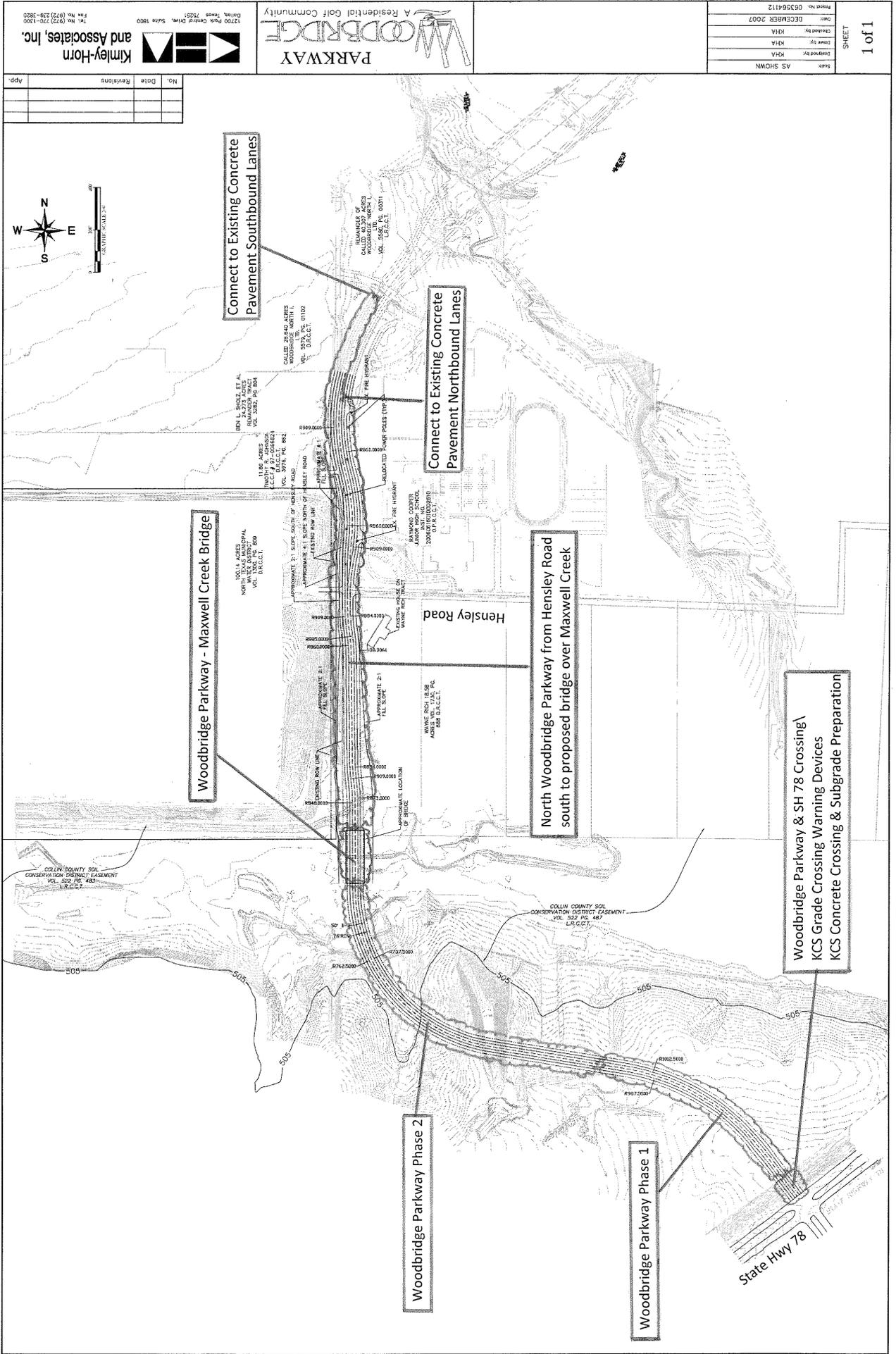
project to be delivered, which had a construction cost of \$1,874,018.13. The City of Sachse has also committed \$277,000 to the extension project from reallocated 2007 Collin County bond funds it is set to receive from Collin County for the Maxwell Creek Road widening project and will contribute the design of Phase 2. Sachse's total contribution is estimated to be \$2,113,148.78. The City of Wylie agrees to commit \$2,289,661.50 to the project. Collin County has committed to fund 50% of the project cost in an amount not to exceed \$4,084,198.77. Collin County committed the \$4,084,198.77 by approving Court Order 2012-121, which is attached as Exhibit B. However, the procurement process of Collin County requires the county to only appropriate the portion of funds estimated to be spent each fiscal year. This is the reason why ILA #1 was previously passed, and ILA #2 is being presented at this time. An ILA will have to be approved for this fiscal year listing the amount of county funds estimated to be spent this fiscal year on the project.

ILA #2 between Sachse, Wylie, and Collin County will appropriate the remaining \$3,084,198.77 in Collin County discretionary funds to be used to complete the construction of the roadway. The process of executing multiple ILA's will not affect the delivery schedule of the project. The process of approving multiple ILA's for each fiscal year is standard procedure for Collin County and has been accomplished successfully on the projects in other cities.

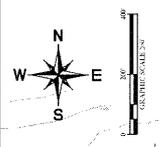
#### Staff Recommendations

Staff recommends approval of a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of an Interlocal Agreement by and between Collin County, the City of Sachse, and the City of Wylie concerning the construction of the Woodbridge Parkway improvements as a consent agenda item.

# LOCATION MAP



No.	Date	Revisions	App.



12700 Riva Court Drive, Suite 1800  
Dallas, Texas 75251  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

**Kimley-Horn and Associates, Inc.**

**WOODBRIDGE PARKWAY**  
A Residential Golf Community

Sheet No.	082564112
Date	DECEMBER 2007
Checked by	KHA
Drawn by	KHA
Designed by	KHA
Scale	AS SHOWN

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD.

**INTERLOCAL AGREEMENT BETWEEN COLLIN COUNTY,  
THE CITY OF SACHSE AND THE CITY OF WYLIE  
CONCERNING THE CONSTRUCTION OF  
WOODBIDGE PARKWAY FROM SH 78 TO HENSLEY LN. IMPROVEMENTS  
2003 BOND PROJECT #03-072  
(Partial Funding ILA #2)**

**WHEREAS**, the County of Collin, Texas (“County”), the City of Sachse, Texas (“Sachse”), and the City of Wylie, Texas (“Wylie”) (Sachse and Wylie herein sometimes collectively referred to as “Cities”), desire to enter into an agreement concerning the construction of improvements to Woodbridge Parkway from SH 78 to Hensley Ln.(the “Project”) in the Cities of Wylie and Sachse, Collin County, Texas (“Partial Funding ILA #1”); and

**WHEREAS**, the Interlocal Cooperation Act (Texas Government Code Chapter 791) authorizes any local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

**WHEREAS**, County, Sachse, and Wylie have determined that the improvements related to the Project may be constructed most economically by implementing this Partial Funding ILA #1; and

**WHEREAS**, the Collin County Commissioners Court approved an Interlocal Agreement for Engineering and Construction of the Maxwell Creek Bridge at Hooper Road with the City of Wylie on May 7<sup>th</sup>, 2012, Court Order #2012-262-05-07 for an amount not to exceed \$1,351,750.00 of which the County has already tendered to Wylie \$1,351,750.00; and

**WHEREAS**, the Collin County Commissioners Court approved the use of Discretionary Bond funds for Woodbridge Parkway on February 20, 2012, Court Order #2012-121-2-20.

**WHEREAS**, parties intend for the Available Funding to be distributed according to the terms and conditions set forth in two (2) separate interlocal agreements, specifically, Partial Funding ILA #1 and this Partial Funding ILA # 2; and

**WHEREAS**, Partial Funding ILA #2 shall provide the terms and conditions for engineering, right of way acquisition and some construction costs, as herein defined; and

**WHEREAS**, the parties hereto have investigated and determined that is in the best interest of each of their respective jurisdictions to enter into this Partial Funding ILA #2.

**NOW, THEREFORE**, this Partial Funding ILA #2 is made and entered into by and between the County, Sachse, and Wylie upon and for the mutual consideration stated herein, the receipt and sufficiency of which is hereby acknowledged:

**WITNESSETH:**

**ARTICLE I.**

The Cities shall arrange to cause the construction of the improvements for the Project. The Project shall consist of constructing Woodbridge Parkway from SH 78 to Hensley Lane and includes the construction of approximately 5,280 feet of 4-lane concrete divided roadway, a 320 foot bridge, and crossing of the KCS railroad. The Project improvements shall also include construction of underground storm sewers as part of the road improvements.

The Project shall consist of five (5) phases: Woodbridge Parkway & KCS Railroad Crossing, Phase 1, Phase 2, Maxwell Creek Bridge, and Woodbridge Parkway north of Maxwell Creek Bridge, all of which are depicted in Exhibit "A", attached hereto and incorporated herein for all purposes. All Project improvements shall be designed to meet or exceed the current County design standards and shall be constructed in accordance with the plans and specifications approved by the respective Cities.

## ARTICLE II.

Sachse shall be obligated to deliver or cause to have delivered Phase 1 and the Woodbridge Parkway & KCS Railroad Crossing portions of the Project as a roadway system. The projected cost for this portion of the project is \$1,874,018.13. Sachse shall also be responsible for the design of Phase 2. Sachse's participation is estimated to be \$2,113,148.78 which includes \$277,000 in reallocated 2007 Collin County Transportation Bond funds, approved on February 20, 2012, court order #2012-122-2-20, to be applied toward the Project. The total cost to construct Phase 1 and the Woodbridge Parkway & KCS Railroad Crossing portions of the project shall be computed based on the unit prices for the construction of Phase 2, Maxwell Creek Bridge, and Woodbridge Parkway north of Maxwell Creek Bridge to the maximum extent possible.

Wylie shall be responsible for the construction of Phase 2, and the design and construction of Maxwell Creek Bridge, and design and construction of Woodbridge Parkway, north of Maxwell Creek Bridge. The projected cost for this portion of the Project is \$6,612,990.92. Wylie's total participation is estimated to be \$2,289,661.50. Wylie shall prepare specifications for Phase 2; plans and specifications for the Maxwell Creek Bridge and Woodbridge Parkway north of Maxwell Creek Bridge, accept bids and award contracts to construct such improvements and administer the construction contract(s).

In all such activities, the Cities shall comply with all state statutory requirements. The Cities shall provide the County with a copy of the executed construction contract(s) for the Project.

## ARTICLE III.

The Cities shall also acquire the necessary property in the vicinity of the Project improvements for use as right-of-way.

## ARTICLE IV.

The County and Cities estimate the total actual cost of the Project to be \$8,487,009.05, which shall include land acquisition, engineering, construction, inspection, testing, street lighting, and construction administration costs including contingencies.

The total funds remitted by the County for the Project identified in this Partial Funding ILA #2 shall not exceed \$2,732,448.77. The County's available funds for this Partial Funding ILA #2 consist of 2007 County discretionary bond funds in the amount of \$2,732,448.77. The use of discretionary bond funds was approved on February 20, 2012, by Court Order #2012-121-2-20.

The Payment Schedule is as follows:

- (a) Within thirty (30) days after the Cities (1) execute a Professional Services Agreement for the design of the Project, and (2) request payment from the County, the County shall remit a portion of the Available Funds to the Cities to cover those engineering costs required under the Professional Service Agreement.
- (b) Within thirty (30) days after the Cities request payment from the County, the County shall remit a portion of the Funds to the Cities to cover any and all right of way

acquisition costs for the Project, including but not limited to, the cost to acquire the right of way through eminent domain.

- (c) Within thirty (30) days after all of the following have occurred, the County shall remit to the Cities the remaining Funds not already disbursed under (a) or (b) above:
- (1) the Cities issue a Notice to Proceed to the lowest responsible bidder for the construction of Phase 2, Maxwell Creek Bridge, and Woodbridge Parkway north of Maxwell Creek Bridge;
  - (2) the Cities request payment from the County; and
  - (3) County bond money is available.
- (d) Upon the completion of the Project, the Cities shall provide to the County a final accounting of expenditures for the Project. If the actual cost to construct the Project is less than the estimated amount set forth herein, the Cities shall remit to the County fifty percent (50%) of the difference between the estimated cost and the actual cost. The Commissioners Court may revise this payment schedule based on the progress of the Project with prior written notice and approval by the Cities.

#### ARTICLE V.

The Cities shall prepare for the County an itemized statement specifying Project costs that have been incurred to date and submit detailed Project cost and progress reports every thirty (30) days until Project completion.

#### ARTICLE VI.

County and Cities agree that the party paying for the performance of governmental functions or services pursuant to this Partial Funding ILA #2 shall make those payments only from current revenues legally available to the paying party.

#### ARTICLE VII.

**INDEMNIFICATION. TO THE EXTENT ALLOWED BY LAW, EACH PARTY AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OTHER (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMANDS, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO, OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS PARTIAL FUNDING ILA #1.**

#### ARTICLE VIII.

**COUNTERPARTS.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

#### ARTICLE IX.

**NOTICE.** Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified,

postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same, to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to the City, to: City of Sachse  
Attn: City Manager  
3815 Sachse Rd.  
Sachse, TX 75048

If to the City, to: City of Wylie  
Attn: City Manager  
300 Country Club Rd., Bld. 100  
Wylie, Texas 75098

#### **ARTICLE X.**

VENUE. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Partial Funding ILA #2. The parties agree that this Partial Funding ILA #2 is performable in Collin County, Texas and that exclusive venue shall lie in Collin County, Texas.

#### **ARTICLE XI.**

NO THIRD PARTY BENEFICIARIES. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third party beneficiaries by entering into this Agreement.

#### **ARTICLE XII.**

SEVERABILITY. The provisions of this Partial Funding ILA #2 are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Partial Funding ILA #2 is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the Partial Funding ILA #2 shall be enforced as if the invalid provision had never been included.

#### **ARTICLE XIII.**

ENTIRE AGREEMENT. This Partial Funding ILA #2 embodies the entire agreement between the parties regarding the subject matter of this Partial Funding ILA #2 and may only be modified in a writing executed by both parties.

#### **ARTICLE XIV.**

SUCCESSORS AND ASSIGNS. This Partial Funding ILA #2 shall be binding upon the parties hereto, their successors and assigns. No party may assign or transfer an interest in this Partial Funding ILA #2 without the written consent of the other parties.

#### **ARTICLE XV.**

IMMUNITY. It is expressly understood and agreed that, in the execution of this Partial Funding ILA #2, none of the parties waive, nor shall be deemed hereby to have waived, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Partial Funding ILA #2, the parties do not create any obligations, express

or implied, other than those set forth herein, and this Partial Funding ILA #2 shall not create any rights in parties not signatories hereto.

**ARTICLE XVI.**

TERM. This Partial Funding ILA #2 shall be effective upon execution by all parties and shall continue in effect annually until final acceptance of the Project. This Partial Funding ILA #2 shall automatically renew annually during this period.

**APPROVED AS TO FORM:**

**COUNTY OF COLLIN, TEXAS**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Keith Self  
County Judge

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_  
Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2013,  
by the County of Collin, pursuant to  
Commissioners' Court Order No.  
\_\_\_\_\_.

**ATTEST:**

**CITY OF SACHSE, TEXAS**

By: \_\_\_\_\_

By: \_\_\_\_\_

Terry Smith  
City Secretary

William K. George  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_  
Executed on behalf of the City of Sachse  
pursuant to City Council Resolution No.  
\_\_\_\_\_.

**APPROVED AS TO FORM:**

By: \_\_\_\_\_

Peter G. Smith  
City Attorney

Date: \_\_\_\_\_

**ATTEST:**

By: *Carole Ehrlich*  
Carole Ehrlich  
City Secretary

Date: 6-11-2013

**CITY OF WYLIE, TEXAS**

By: *Mindy Manson*  
Mindy Manson  
City Manager

Date: 6-11-2013

Executed on behalf of the City of Wylie  
pursuant to City Council Resolution No.  
2013-14(R)

**APPROVED AS TO FORM:**

By: *Courtney A. Kuykendall (RAB by permission)*  
Courtney A. Kuykendall  
City Attorney

Date: 6.19.13

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL AGREEMENT BY AND BETWEEN COLLIN COUNTY, THE CITY OF SACHSE AND THE CITY OF WYLIE CONCERNING THE CONSTRUCTION OF WOODBRIDGE PARKWAY IMPROVEMENTS; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Woodbridge Parkway serves as a major north-south thoroughfare for the Cities of Sachse and Wylie; and

**WHEREAS**, the construction of Woodbridge Parkway is shown on the City of Sachse Thoroughfare Plan and included in the 10-year Thoroughfare Capital Improvements Plan; and

**WHEREAS**, the construction of the roadway will provide economic impact to the City of Sachse and provide development opportunity along the roadway; and

**WHEREAS**, the construction of the roadway will provide a direct connection between SH 78 and FM 544; and

**WHEREAS**, the construction of the roadway will provide a direct route to Draper Intermediate and Cooper Junior High School for the attendance area located in the City of Sachse for Wylie Independent School District; and

**WHEREAS**, the City Council previously approved Interlocal Agreement #1 by and between Collin County, the City of Sachse, and the City of Wylie concerning the construction of Woodbridge Parkway improvements; and

**WHEREAS**, the City Council has been presented Interlocal Agreement #2 by and between Collin County, the City of Sachse, and the City of Wylie concerning the construction of Woodbridge Parkway improvements, a copy of which is attached hereto as Exhibit A; and

**WHEREAS**, upon full review and consideration of the Interlocal Agreement, and all matters related thereto, the City Council is of the opinion and finds the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Interlocal Agreement on behalf of the City of Sachse, Texas.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:**

**SECTION 1.** That the Interlocal Agreement attached hereto as Exhibit A having been reviewed by the City Council of the City of Sachse, Texas, and found to be acceptable and in the best interest of the City and its citizens, be, and the same is hereby, in all things approved, and the City Manager is hereby authorized to execute the Interlocal Agreement on behalf of the City of Sachse, Texas.

**SECTION 2.** This Resolution shall become effective immediately upon its passage.

**RESOLVED** by the City Council of the City of Sachse, Texas, the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF SACHSE, TEXAS

\_\_\_\_\_  
Mike Felix, Mayor

ATTEST:

\_\_\_\_\_  
Terry Smith, City Secretary

THE STATE OF TEXAS

COUNTY OF COLLIN

Subject: Utilization of 2007 Discretionary Road Bonds – Administrative Services

On February 20, 2012, the Commissioners Court of Collin County, Texas, met in regular session with the following members present and participating, to wit:

Keith Self  
Matt Shaheen  
Cheryl Williams  
Joe Jaynes  
Duncan Webb

County Judge, Presiding  
Commissioner, Precinct 1  
Commissioner, Precinct 2  
Commissioner, Precinct 3  
Commissioner, Precinct 4

During such session the court considered a request for approval to utilize the 2007 Discretionary Road Bonds.

Thereupon, a motion was made, seconded and carried with a majority vote of the court for approval to utilize Discretionary Road Bonds for Woodbridge Parkway for the City of Wylie in the amount of \$3,514,949. Same is hereby approved in accordance with the attached documentation.

Keith Self, County Judge

Matt Shaheen, Commissioner, Pct. 1

Cheryl Williams, Commissioner, Pct. 2

Joe Jaynes, Commissioner, Pct. 3

Duncan Webb, Commissioner, Pct. 4



ATTEST:

Stacey Kemp, Ex-Officio Clerk  
Commissioners Court  
Collin County, T E X A S



# COLLIN COUNTY

Administrative Services  
2300 Bloomdale  
Suite 4192  
McKinney, Texas 75071  
972-548-4631  
[www.collincountytx.gov](http://www.collincountytx.gov)

To: Commissioners Court  
From: Bill Bilyeu  
Date: February 14, 2012  
Re: Woodbridge Parkway

The Cities of Wylie and Sachse have asked to utilize discretionary funds from the 2007 Transportation Bond Election to help fund the \$8,487,009.05 Woodbridge Parkway project. The Woodbridge Parkway project completes the connection between FM 544 and SH 78 and includes the construction of approximately 5,280 feet of 4-lane concrete roadway and a 320 foot bridge. Woodbridge Parkway is designated on the current 2007 Collin County Mobility Plan as a future major 4 lane divided road.

Total project cost	<u>\$8,487,009.05</u>
Sachse responsibility	\$2,289,661.50
Wylie responsibility	\$2,113,148.78
Collin County responsibility	<u>\$4,084,198.77</u>
Less 2003 Bonds previously committed to the project	\$ 569,250.00
Total 2007 discretionary bond funds requested	<b>\$3,514,948.77</b>



**Wylie Economic Development**  
CORPORATION

February 2, 2012

Commissioner Cheryl Williams  
Collin County Commissioners Court  
Collin County Administration Building  
2300 Bloomdale Road, Suite 4192  
McKinney, Texas 75071

RE: Woodbridge Parkway Extension

Commissioner Williams:

Your ongoing regional effort to provide assistance to the above referenced project benefitting Wylie and Sachse is greatly appreciated. As does the Wylie Economic Development Corporation (WEDC), I understand that you must consider the cost/benefit of a project prior to the expenditure of public funds. For most road projects I assume that is a difficult task being that the future benefits are often times ambiguous. However, there are immediate benefits associated with Woodbridge Parkway that you should be aware of.

The WEDC is currently negotiating with two developers considering tracts on Woodbridge Parkway which will account for approximately 250,000 square feet of mixed-use commercial development, \$60 million in new assessed valuation, and approximately 400 new employment opportunities. Phased construction on the above projects could begin as early as the third quarter of 2012 assuming the extension of Woodbridge Parkway continues to progress. It is for this reason alone that the WEDC has committed to fund up to \$2 million for the joint Collin County-Wylie-Sachse project.

Other ancillary benefits of the proposed project will be that Wylie ISD students living south of State Highway 78 and attending Cooper Junior High, Draper Intermediate, and Wylie High School will have a much more direct route to those campuses reducing their drive time by 75%. Further, Wylie and Sachse residents alike will have more direct access to new commercial development taking place in both communities. Finally, there exists over 100 acres of undeveloped commercial and residential property in the immediate area with direct access to the Woodbridge Parkway extension.

Thank you for your commitment to the Wylie community and please contact me at any time should you have questions or comments regarding the above information.

Regards,

Samuel D.R. Satterwhite  
Executive Director

250 South Hwy. 78 • Wylie, Texas 75098  
Office: (972) 442-7901 • Fax: (972) 429-0139  
[www.wylieedc.com](http://www.wylieedc.com)

# Woodbridge Parkway Alignment



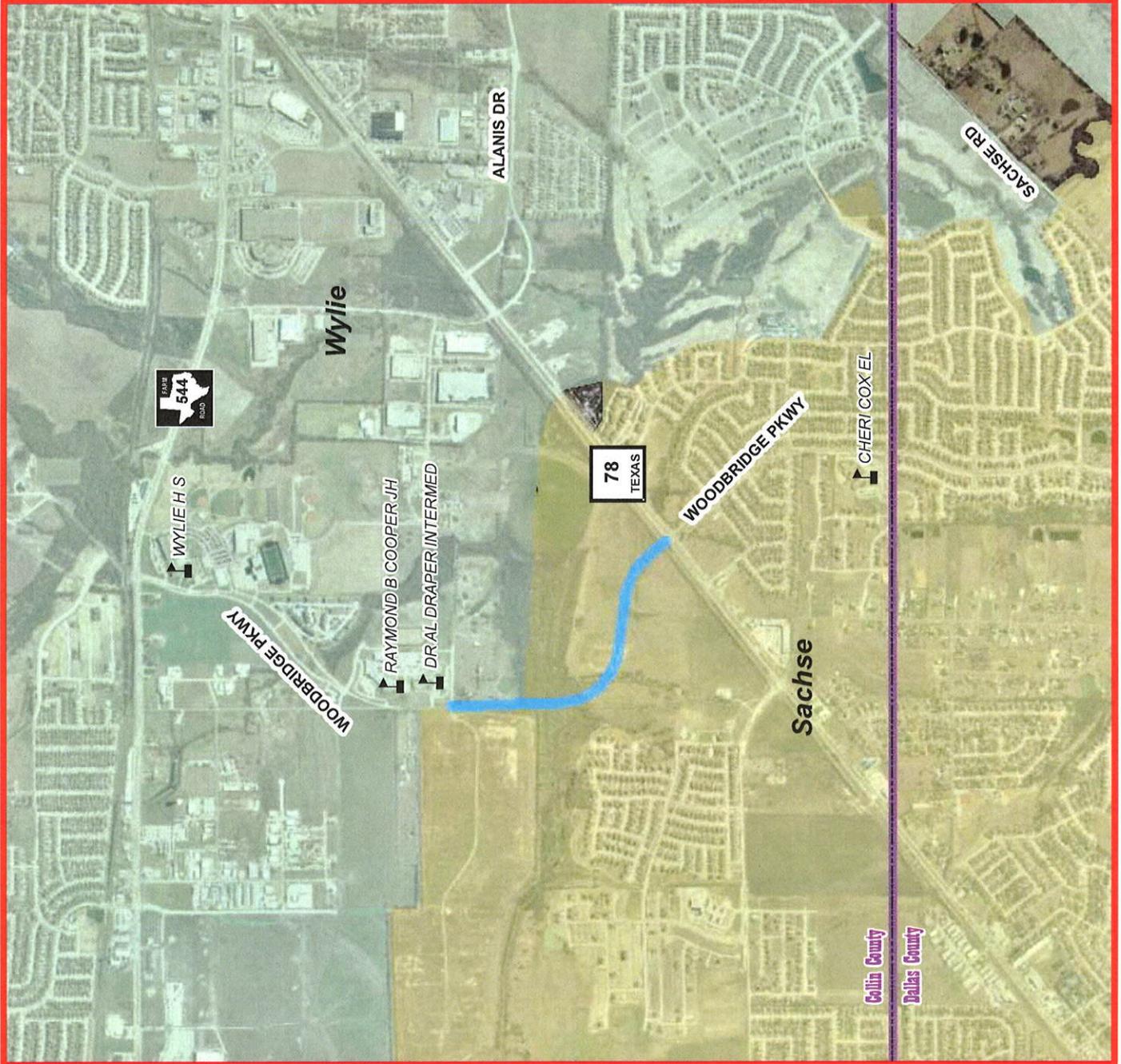
## Woodbridge Parkway Alignment

Source data compiled from Collin County GIS databases, aerial photography (2009), digital data from cities and various maps throughout Collin County. This map is a graphic representation of Collin County and should only be used for illustrative purposes. In no way should this map be used to settle any boundary dispute or locational conflict.

Aerial Photography: 2009

Map Production: February 2012

### Overview



**RESOLUTION NO. 2012-06(R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, REQUESTING DISCRETIONARY FUNDS FROM COLLIN COUNTY FOR THE DESIGN AND CONSTRUCTION OF WOODBRIDGE PARKWAY FROM HENSLEY LANE TO STATE HIGHWAY 78,**

**WHEREAS,** Woodbridge Parkway serves as a major north-south thoroughfare for the Cities of Wylie and Sachse; and

**WHEREAS,** the construction of Woodbridge Parkway is shown on the City of Wylie Thoroughfare Plan and included in the 10-year Thoroughfare Capital Improvements Plan; and

**WHEREAS,** the construction of the roadway will provide economic impact to the City of Wylie and provide development opportunity along the roadway; and

**WHEREAS,** the construction of the roadway will provide a direct connection between FM 544 and SH 78, and

**WHEREAS,** the construction of the roadway will provide a direct route to Draper Intermediate and Cooper Junior High School for the attendance area located in the City of Sachse; and

**WHEREAS,** the 2007 Collin County Bond Program included \$569,250 for the construction of the Maxwell Creek bridge on Woodbridge Parkway, and

**WHEREAS,** the total project cost for Woodbridge Parkway from Hensley Lane to SH 78 is projected to be \$8.5 million; and

**WHEREAS,** The City of Wylie and the Wylie Economic Development Corporation have committed to fund up to \$2 million of the projected \$4 million Wylie responsibility;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:**

**SECTION 1:** The City Council requests that Collin County commit funds for the design and construction of Woodbridge Parkway not to exceed 50% of the total project cost or \$4.25 million.

**SECTION 2:** This Resolution shall take effect immediately upon its passage.

DULY APPROVED AND PASSED by the City Council of the City of Wylie, Texas, on this 24<sup>th</sup> day of January, 2012.

  
ERIC HOGUE, Mayor

ATTEST TO:  
  
CAROLE EHRLICH, City Secretary





WYLIE INDEPENDENT SCHOOL DISTRICT

David Vinson, Ph.D. — Superintendent

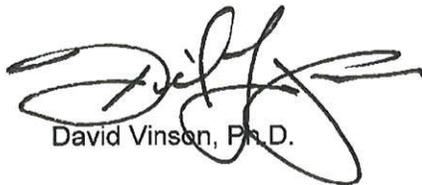
February 10, 2012

Commissioner Cheryl Williams, Precinct 2  
Collin County Commissioners Court  
Administration Building  
2300 Bloomdale Road, Suite 4192  
McKinney, Texas 75071

Commissioner Williams,

On behalf of the Wylie Independent School District I would like to thank you for your efforts in pursuing additional funding for the completion of Woodbridge Parkway from State Highway 78 to FM 544. This is an important thoroughfare which will greatly assist families living in Sachse whose children attend the Wylie High School, Raymond Cooper Junior High School or the Al Draper Intermediate School. This will provide a more direct and fuel efficient route for the WISD buses serving this area.

Your efforts are greatly appreciated.



David Vinson, Ph.D.



January 16, 2012

Cheryl Williams, Commissioner-Precinct 2  
Collin County Commissioners Court  
Administration Building  
2300 Bloomdale Road, Suite 4192  
McKinney, Texas 75071

Commissioner Williams:

This letter is to first of all thank you for your involvement in assisting us getting funding for the Woodbridge Parkway Improvement from State Highway 78 in the City of Sachse to the existing improvements north of Hensley Lane in the City of Wylie. The construction of the roadway and bridge is of significant importance to the economic development impact to both Sachse and Wylie. With the announcement of Wal Mart coming to the Sachse Community and the development of a theater and Kroger center in Wylie, the completion of Woodbridge Parkway is one of the most important projects to help in the development of this area. As you know these projects will create jobs and provide much needed sales tax to our respective cities while at the same time be a catalyst for other developments. The private/public partnerships of the developer, Wylie, Sachse and Collin County is a great example of how working together we can get things accomplished and reduce the financial burden on any one entity while becoming a pro business/pro development region.

Additionally the completion of the Woodbridge Parkway Improvements will provide a more direct access to the Wylie High School, Raymond Cooper Junior High School and the Al Draper Intermediate School for those students living in Sachse within the Wylie ISD. This will eliminate the need for buses having to travel on State Highway 78 and FM 544 to these schools allowing for safer travel and reducing fuel expenses for the WISD.

We believe the construction of the Woodbridge Parkway Improvements will demonstrate economic development activity such that other commercial and retail businesses will have a desire to locate within our market area. The Sachse EDC recently completed a retail market analysis which found there is over one billion dollars of sales tax revenue leaving our community. The report also provided a list of the various businesses whose buyer profile matched the profile of the residents of Sachse. The report identified over 280 retailers that are good matches for Sachse. With the added services of Wal Mart and Kroger we expect to capture some of the retail dollar leakage while providing the services for the residents of Sachse.

The opening of the President George Bush Turnpike has generated additional traffic and created more exposure for the opportunities in Sachse. The turnpike on-off ramps at Meritt Road and Miles Road provide access to Sachse. The future connection of Meritt Road and Woodbridge Parkway will provide a direct connection from the turnpike to FM 544 at FM 1378. This can only mean that Sachse will continue to grow and develop with additional roads to handle the visitors to our community.

We are grateful to you for working with us to help meet the needs of our growing community and the residents of Sachse.

Sincerely,

Carlos D. Vigil, CEO  
Sachse Economic Development Corporation  
City of Sachse, Texas

## Georgia Shepherd

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**Subject:** Resolution

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**From:** Billy George [mailto:bgeorge@cityofsachse.com]  
**Sent:** Tuesday, February 14, 2012 3:44 PM  
**To:** Ruben Delgado  
**Cc:** Shawn Poe  
**Subject:** RE: Resolution

Ruben,

You are correct. Sachse was award 2007 Collin County Bond proceeds for Maxwell Creek Road and the Council's intent is to transfer \$277,000 from that project to the Woodbridge Parkway project. The 2003 Bond reference should have been limited to Sachse Resolution 1967 which supported the "Hooper Bridge" project.

Thank you,

Billy George

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**From:** Ruben Delgado [mailto:rdelgado@co.collin.tx.us]  
**Sent:** Tuesday, February 14, 2012 10:17 AM  
**To:** Billy George  
**Subject:** FW: Resolution

Billy,

The resolution should reference the 2007 Bond Program instead of the 2003 Bond Program. The 2003 bond program does not show Sachse having any projects.

Could you acknowledge that it should be 2007 please.

Ruben

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**From:** Bill Bilyeu  
**Sent:** Tuesday, February 14, 2012 10:04 AM  
**To:** Ruben Delgado  
**Subject:** Resolution

RESOLUTION NO. 3357

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, REQUESTING DISCRETIONARY FUNDS FROM COLLIN COUNTY FOR THE DESIGN AND CONSTRUCTION OF WOODBRIDGE PARKWAY FROM HENSLEY LANE TO STATE HIGHWAY 78; AND PROVING AN EFFECTIVE DATE.**

**WHEREAS**, Woodbridge Parkway serves as a major north-south thoroughfare for the Cities of Sachse and Wylie; and

**WHEREAS**, the construction of Woodbridge Parkway is shown on the City of Sachse Thoroughfare Plan and included in the 10-year Thoroughfare Capital Improvements Plan; and

**WHEREAS**, the construction of the roadway will provide economic impact to the City of Sachse and provide development opportunity along the roadway; and

**WHEREAS**, the construction of the roadway will provide a direct connection between SH 78 and FM 544, and

**WHEREAS**, the construction of the roadway will provide a direct route to Draper Intermediate and Cooper Junior High School for the attendance area located in the City of Sachse for the Wylie Independent School District; and

**WHEREAS**, the total project cost for Woodbridge Parkway from SH 78 to Hensley Lane is projected to be \$8.5 million; and

**WHEREAS**, \$865,000 was included in the 2003 Collin County Bond Program for the widening of Maxwell Creek Road; and

**WHEREAS**, \$277,000 in 2003 Collin County Bond funds may be transferred from Maxwell Creek Road to the bridge on Woodbridge Parkway to cover Sachse's financial obligation; and

**WHEREAS**, funds have been placed in escrow to deliver a portion of the Woodbridge Parkway extension in the City of Sachse excluding of the bridge estimated to cost \$1.87 million;

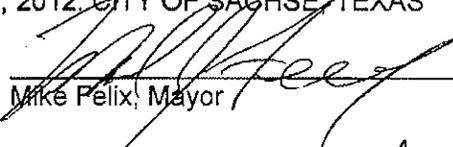
**WHEREAS**, funds have been placed in escrow to deliver a portion of the Woodbridge extension in the City of Sachse excluding the bridge estimated to cost \$1.87 million;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:**

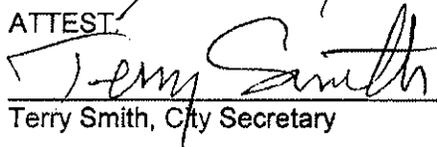
**SECTION 1:** The City Council requests that Collin County commit funds for the design and construction of Woodbridge Parkway not to exceed 50% of the total project cost or \$4.25 million and further authorizing the County to transfer \$277,000 from the 2003 Collin County Bond funds for Maxwell Creek Road to the Woodbridge Parkway bridge with such amount being applied towards Sachse's financial obligations towards such Project.

**SECTION 2:** This Resolution shall take effect immediately from and after its passage.

**RESOLVED** this 6<sup>th</sup> day of February, 2012. CITY OF SACHSE, TEXAS

  
\_\_\_\_\_  
Mike Felix, Mayor

ATTEST:

  
\_\_\_\_\_  
Terry Smith, City Secretary



## Georgia Shepherd

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**Subject:** Woodbridge Discussion

---

**From:** Bill Bilyeu  
**Sent:** Friday, February 17, 2012 4:18 PM  
**To:** Cheryl Williams; Duncan Webb; Joe Jaynes; Keith Self Judge; Matt Shaheen  
**Subject:** Woodbridge Discussion

The mutual boundary roads have been a part of the discussion with Wylie concerning Woodbridge. Per the email below, the City is committed to working out an agreement to utilize bond funds for their portion of mutual boundary roads. Just an FYI, that Wylie has come to the table on this issue.

This email will be added to the final public Court packet.

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**From:** Mindy Manson [mailto:mindy.manson@wylietexas.gov]  
**Sent:** Friday, February 17, 2012 1:32 PM  
**To:** Bill Bilyeu  
**Cc:** Eric Hogue; Sam Satterwhite; Chris Holsted  
**Subject:** RE: Monday's Commissioners Court

Bill,

It is our understanding that Collin County wishes to improve our mutual boundary roads including Elm and Lake Roads, as well as initiate a project to repave Skyview Road which includes sections within our jurisdiction. In order to fund our share of these improvements, we have discussed with Collin County the option of reallocating a portion of the County's match designated for future bond projects in Wylie such as Stone Road.

We appreciate the County's continued focus on transportation projects, and particularly appreciate the assistance with the proposed extension of Woodbridge Parkway.

Regards,  
Mindy



Mindy Manson, ICMA-CM  
City Manager  
City of Wylie  
972-516-6010 (o)  
300 Country Club, Bldg 100  
Wylie, Texas  
75098



Legislation Details (With Text)

**File #:** 13-1654      **Version:** 1      **Name:** Consider an ordinance ordering a special election for September 21, 2013 to elect a Council Member for Place 2, Unexpired term.

**Type:** Agenda Item      **Status:** Agenda Ready

**File created:** 7/10/2013      **In control:** City Council

**On agenda:** 7/15/2013      **Final action:**

**Title:** Consider an ordinance ordering a special election for the purpose of electing a Council Member for Place 2, Unexpired term to be held on September 21, 2013; Providing for publication and posting of notice; Authorizing the execution of an election agreement with Dallas County Elections Department; and providing an effective date.

**Executive Summary**

On July 1, 2013 Jared Patterson resigned his seat in Place 2 on the Council and a special election must be called to fill this vacancy.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Texas Election Law.pdf](#)  
[Election ordinance.calendar.pdf](#)

Date	Ver.	Action By	Action	Result
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**Title**

Consider an ordinance ordering a special election for the purpose of electing a Council Member for Place 2, Unexpired term to be held on September 21, 2013; Providing for publication and posting of notice; Authorizing the execution of an election agreement with Dallas County Elections Department; and providing an effective date.

*Executive Summary*

*On July 1, 2013 Jared Patterson resigned his seat in Place 2 on the Council and a special election must be called to fill this vacancy.*

**Background**

Jared Patterson resigned his seat on the City Council in Place 2, on July 1, 2013. Since we have 3 year terms the Texas Constitution, Article 11, Section 11, requires an election to fill a vacancy for terms in excess of two years. State law and the City Charter provide for a special election. Staff has contacted Dallas County elections and they have proposed the date of Saturday, September 21, 2013 as the special election date. By having the election on this date the seat will be filled 6 weeks before the November election and at a lower cost. This seat is for an unexpired term which expires in May 2015.

Since this is a special election all the normal time frames are compressed. For example, July 22, 2013, is the first day to file for office, so candidate packets will be produced by the end of

the week.

#### Policy Considerations

None.

#### Budgetary Considerations

This function will require a budget amendment, since this was an unplanned expenditure. Preliminary cost estimate is about \$12,000, with final costs to be determined as the details of the election are worked out. If there are other entities holding an election on this date, it will lower our overall costs, but that situation is to be determined.

#### Staff Recommendations

Council approve an ordinance ordering a special election for the purpose of electing a Council Member for Place 2, Unexpired term to be held on September 21, 2013; Providing for publication and posting of notice; Authorizing the execution of an election agreement with Dallas County Elections Department; and providing an effective date, as a Consent Agenda Item.

(b) **Length of term.** The charter of each city fixes the length of the term for the various offices, subject to the provision in Article XI, §11, Texas Constitution, that a term may not exceed four years.

(c) **Vote necessary for election.** In a city with a population of 200,000 or more, all elective offices must be filled by a majority vote [EC §275.002]. In a city having any terms of office in excess of two years, the members of its governing body must be elected by a majority vote [Article XI, §11, Texas Constitution]. In all other instances, the city's charter determines whether election is by a majority vote or a plurality vote.

(d) **Filling vacancies.** If a city has any terms of office in excess of two years, a vacancy on the city's governing body must be filled by a majority vote at a special election (see next section). In all other cases, a vacancy is filled in the manner provided by the city charter.

### §12.16. TERMS IN EXCESS OF TWO YEARS.

(a) **Constitutional authorization for increase in term.** Article XI, §11, Texas Constitution, permits a city to increase terms of office to more than two years but not to exceed four years, upon approval by the qualified voters of the city. The full text of the section reads as follows:

Sec. 11. A Home Rule City may provide by charter or charter amendment, and a city, town or village operating under the general laws may provide by majority vote of the qualified voters voting at an election called for that purpose, for a longer term of office than two years for its officers, either elective or appointive, or both, but not to exceed four years; provided, however, that tenure under Civil Service shall not be affected hereby.

Provided, however, if any of such officers, elective or appointive, shall announce their candidacy, or shall in fact become a candidate, in any general, special or primary election, for any office of profit or trust under the laws of this State or the United States other than the office then held, at any time when the unexpired term of the office then held shall exceed one year, such announcement or such candidacy shall constitute an automatic resignation of the office then held, and the vacancy thereby created shall be filled pursuant to law in the same manner as other vacancies for such office are filled.

A municipality so providing a term exceeding two years but not exceeding four years for any of its non-civil service officers must elect all of the members of its governing body by majority vote of the qualified voters in such municipality, and any vacancy or vacancies occurring on such governing body shall not be filled by appointment but must be filled by majority vote of the qualified voters at a special election called for such purpose within 120 days after such vacancy or vacancies occur.

(b) **Frequency of the general election when terms are increased.** A home rule city that increases the terms of its elective officers may regulate the frequency of the general election and the staggering of the terms in any manner it chooses. An increase by a general law city raises the question of whether the city may hold its elections less frequently than

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, ORDERING A SPECIAL ELECTION FOR THE PURPOSE OF ELECTING A CITY COUNCILMEMBER FOR PLACE 2 UNEXPIRED TERM, TO BE HELD ON SEPTEMBER 21, 2013; PROVIDING FOR THE PUBLICATION AND POSTING OF NOTICE; AUTHORIZING THE CITY MANAGER OR CITY SECRETARY TO EXECUTE AN ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT WITH THE DALLAS COUNTY ELECTIONS DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has accepted the resignation of City Council member for Place 2; and

**WHEREAS**, the City Council in accordance with the Home Rule Charter desires to call a special election to fill the unexpired term of office for City Council member Place 2 created by such resignation.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:**

**SECTION 1.** That a special election is hereby ordered to be held on September 21, 2013 for the purpose of electing a City Council member for Place 2 to serve the unexpired term of office created by the resignation of Jared Patterson. All election precincts within the City of Sachse, both Dallas and Collin County's will vote at one polling place, Sachse City Hall on election day.

**SECTION 2.** That notice of the election shall be posted on the bulletin board used to post notice of the City Council meetings, be published in a newspaper of general circulation in the City. A copy of the published notice that contains the name of the newspaper and the date of publication shall be retained as a record of such notice, and such person posting the notice shall make a record of the time of posting, starting date and the place of posting.

**SECTION 3.** The special election shall be conducted in accordance with an Election Contract between the City of Sachse and Dallas County Elections for the City election on September 21, 2013. That the City Manager and/or the City Secretary are hereby authorized to execute Election Contract with the County of Dallas for the conduct of the election, and to approve any amendments thereto. The City Secretary shall have the authority to approve any minor modifications as may be necessary in the best interest of the City within the regulations of the Texas Election Code.

**SECTION 4.** That the City Secretary shall present the election returns to the City of Sachse City Council at a City Council meeting for the canvassing of said election in accordance with the Texas Election Code.

**SECTION 5.** That early and election day voting by personal appearance will be conducted at the Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Early voting by personal appearance will be conducted during the days and times specified on the attached election calendar.

**SECTION 6.** That applications for early voting ballot by mail by Dallas County residents shall be mailed to: Toni Pippin-Poole Early Voting Clerk, Dallas County Elections Department; Health & Human Services Building, 2377 N. Stemmons Freeway, Suite 820, Dallas, Texas 75207. Applications for early voting ballot by mail, if mailed, must be received no later than noon on September 13, 2013. Applications for early voting delivered by personal delivery shall be submitted to the Early Voting Clerk's office no later than the close of business on September 13, 2013.

**SECTION 7.** In accordance with Section 123.001 of the Texas Election Code, the Direct Record and Optical Scan Voting Systems approved by the Secretary of State are hereby adopted for the election on September 21, 2013.

**SECTION 8.** Pursuant to the Election Contracts, the Dallas County Elections Administrator shall serve as Election Administrator for the election. Presiding Election Judges and Alternate Presiding Election Judges appointed to serve at said polling places shall be those election officials furnished by the Elections Administrator from the list of proposed elections judges listed in an attachment to the Election Contract.

**SECTION 9.** In compliance with Section 271.006 of the Texas Election Code, the City Secretary is the Deputy Early Voting Clerk. The Dallas County Elections Administrator is appointed as Chief Early Voting Clerk. Other deputy early voting clerks will be appointed as needed to process early voting mail and to conduct early voting by personal appearance at the branch locations.

**SECTION 10.** An Early Voting Ballot Board shall be created to process early voting results in accordance with Section 87.007 of the Texas Election Code. The Early Voting Ballot Board shall be made up of members appointed in the manner stated in the Election Contract and the Presiding Judge and Alternate Presiding Judge of the Early Voting Board shall be the election officials listed in the Election Contract.

**SECTION 11.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

**SECTION 12.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED** by the City Council of the City of Sachse, Texas, on the 15th day of July 2013.

**APPROVED:**

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**MAYOR**

**ATTEST:**

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**CITY SECRETARY**

SPECIAL ELECTION CALENDAR

CITY OF SACHSE, TEXAS

SEPTEMBER 21, 2013

DATE	DAY	DESCRIPTION
July 22, 2013	Monday	First day to apply for a place on the ballot (Sec.143.007, Election Code)
August 20, 2013	Tuesday 5:00 p.m.	Deadline to file an application for a place on the ballot (Sec. 143.007 Election Code)
August 20, 2013	Tuesday 5:15 p.m.	Date to conduct ballot position drawing (Sec. 52.094, Election Code)
August 20, 2013	Tuesday 5:00 p.m.	Deadline for write-in candidates to file candidacy (Sec. 146.054, Election Code)
August 21, 2013	Wednesday 5:00 p.m.	Deadline for candidates to file first report of contributions and expenditures (Sec. 254.064 and 254.124, Election Code)
August 23, 2013	Friday 5:00 p.m.	Last day for a candidate to withdraw. If a candidate withdraws or is declared ineligible by this date, his or her name is omitted from the ballot (Sec. 145.001, Election Code)
September 4, 2013	Wednesday	Early voting by personal appearance begins (Sec. 85.001, Election Code)
September 12, 2013	Thursday 5:00 p.m.	Deadline for candidates to file second report of contributions and expenditures (Sec. 254.064, and 254.124. Election Code)

**3815 Sachse Road, Bldg. B, Sachse, Texas 75048 Phone: (972) 495-1212  
Fax: (972) 530-0426**

ELECTION CALENDAR (Continued)

DATE	DAY	DESCRIPTION
September 17, 2013	Tuesday	Last day to vote early by personal appearance (Sec. 85.001 Election Code)
September 21, 2013	Saturday	<b>ELECTION DAY</b> - Polls are open 7:00 a.m. - 7:00 p.m. Returns unofficial until City Council canvass
September 30, 2013	Monday 6:30 p.m.	Official Canvass of returns by City Council Special Meeting (Sec. 67.003, Election Code)
October 19, 2013?	Saturday	Possible Runoff Election date (If needed) (Sec. 2.025 Election Code)

Candidates Reminder- final campaign finance reports are due otherwise semi-annual and reports are due---until the campaign is closed out

January 15, 2014	Wednesday	Deadline for all candidates to file semi-annual report of contributions and expenditures - 5:00 p.m. (Sec. 254.064, and 254.124, Election Code)
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Revised 7/10/13

**City Secretary's  
Office**

To: All Interested Parties  
From: Terry Smith, City Secretary  
Subject: Key Election Dates- September 21, 2013 Sachse City Council Special Election  
Date: July 10, 2013

Candidates filing period July 22 – August 20

**Early Voting Dates** Voting Hours

Sept. 4 (Wed) – Sept. 6 (Fri) 8am- 5pm (Weekdays)

Sept. 9 (Mon)-Sept.13 (Fri) 8am- 5pm (Weekdays)

Sept. 14 (Sat) 8am- 5pm

Sept. 15 (Sun) 1pm- 6pm

Sept. 16 (Mon) & Sept. 17 (Tue) 7am- 7pm

**Early Voting at Sachse City Hall**

Early Voting Clerk for mail ballots: Toni Pippins-Poole, Dallas County Elections 2377 N. Stemmons Freeway, Suite 820, Dallas, Texas 75207. Phone (214) 819-6300 (From July 23 until Sept. 13)

**Election Day**

Sept. 21 (Sat) 7am- 7pm

Voting will be at Sachse City Hall 3815 –B Sachse Road, Sachse, Texas 75048.

**Council Meetings:**

Sept. 30 (Mon) 6:30 pm Special Meeting- Election Canvass

Oct. 7 (Mon) 7:30 pm. Regular meeting – new Council Members sworn-in after minutes approved (Assumes no runoff election)

**3815 Sachse Road, Bldg. B, Sachse, Texas 75048 Phone: (972) 495-1212  
Fax: (972) 530-0426**



## Legislation Details (With Text)

<b>File #:</b>	13-1653	<b>Version:</b>	1	<b>Name:</b>	Resolution approving a contract with Time Warner Cable for internet service.
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/9/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the service agreement, by and between the City of Sachse, Texas and Time Warner Cable to provide Internet services to the City of Sachse's Municipal Complex for a period of thirty-six (36) months; and providing for an effective date.

### Executive Summary

The original contract with Time Warner Cable for internet service expired June 30, 2013. This renewal is for the same term and the same cost as the original.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Time Warner Resolution.pdf](#)  
[Time Warner Service Agreement.pdf](#)

Date	Ver.	Action By	Action	Result
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### Title

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the service agreement, by and between the City of Sachse, Texas and Time Warner Cable to provide Internet services to the City of Sachse's Municipal Complex for a period of thirty-six(36) months; and providing for an effective date.

### Executive Summary

*The original contract with Time Warner Cable for internet service expired June 30, 2013. This renewal is for the same term and the same cost as the original.*

### Background

The original contract was awarded to Time Warner at the time of construction of the municipal campus. The monthly recurring amount of \$4,510 has not changed from the original bid and will result in an annual cost of \$54,120.

### Policy Considerations

The City of Sachse requires an internet service provider, and the annual cost of the contract is of an amount that it requires approval by the City Council.

### Budgetary Considerations

Internet service is budgeted in the Communications line item of the various departments of

the City, and this renewal will not result in a change.

#### Staff Recommendations

Staff recommends approval of a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the service agreement, by and between the City of Sachse, Texas and Time Warner Cable to provide Internet services to the City of Sachse's Municipal Complex for a period of thirty-six(36) months; and providing for an effective date, as a consent agenda item.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE SERVICE AGREEMENT, BY AND BETWEEN THE CITY OF SACHSE, TEXAS AND TIME WARNER CABLE TO PROVIDE INTERNET SERVICES TO THE CITY OF SACHSE'S MUNICIPAL COMPLEX FOR A PERIOD OF THIRTY-SIX (36) MONTHS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Sachse has been presented with a proposed Service Agreement between the City of Sachse and Time Warner Cable (the "Agreement") to provide internet services to the City of Sachse's Municipal Complex for a period of thirty-six (36) months; and

**WHEREAS**, upon full review and consideration of the Agreement and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Agreement on behalf of the City of Sachse, Texas;

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:**

**SECTION 1.** That the City Manager is hereby authorized to execute the Agreement, attached hereto as Exhibit "A", with Time Warner Cable to provide internet services to the City of Sachse's Municipal Complex for a period of thirty-six (36) months.

**SECTION 2.** This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Sachse, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF SACHSE, TEXAS

\_\_\_\_\_  
Mike Felix, Mayor

ATTEST:

\_\_\_\_\_  
Terry Smith, City Secretary

**EXHIBIT A**  
**SERVICE AGREEMENT**



## Service Agreement

This Time Warner Cable Business Class Service Agreement ("**Service Agreement**") in addition to the Time Warner Cable Business Class Terms and Conditions ("**Terms and Conditions**") and any Time Warner Cable Business Class Service Orders (each, a "**Service Order**"), constitute the **Master Agreement** by and between customer identified below ("**Customer**") and Time Warner Cable ("**TWC**" or "**Operator**") and is effective as of the date last signed below.

Time Warner Cable Information				
Time Warner Cable Texas LLC d/b/a Time Warner Cable				
Street: 750 Canyon Dr		Contact: Tekla Kurek		
City: Coppell	Telephone: (469) 464-4905		ext:	
State: TX	Facsimile: (704) 945-5976			
Zip Code: 75019				
Customer Information				
Customer Name (Exact Legal Name): CITY HALL SACHSE			Federal ID No: *****0279	
Billing Address: 3815 Sachse Road	Suite:	City: Sachse	State: TX	Zip Code: 75048
Billing Contact Name: <del>Jeri Rainey</del> <i>Teresa Savage</i>	Phone: <del>(469) 420-4760</del> <i>469-429-4772</i>		E-mail: <i>tsavage@cityofsachse.com</i> <del>jraine@cityofsachse.com</del> <i>com</i>	
Authorized Contact Name: Billy George	Phone: (972) 495-1212		E-mail: bgeorge@cityofsachse.com	

## Agreement

THIS SERVICE AGREEMENT HEREBY INCORPORATES BY REFERENCE THE TERMS AND CONDITIONS (AVAILABLE AT WWW.TWCBC.COM/LEGAL), A COPY OF WHICH WILL BE PROVIDED TO CUSTOMER UPON REQUEST. BY EXECUTING THIS SERVICE AGREEMENT BELOW, CUSTOMER ACKNOWLEDGES THAT: (1) CUSTOMER ACCEPTS AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS, INCLUDING SECTION 21 THEREOF, WHICH PROVIDES THAT THE PARTIES DESIRE TO RESOLVE DISPUTES RELATING TO THE TIME WARNER CABLE BUSINESS CLASS SERVICES AGREEMENT THROUGH ARBITRATION; AND (2) BY AGREEING TO ARBITRATION, CUSTOMER IS GIVING UP VARIOUS RIGHTS, INCLUDING THE RIGHT TO TRIAL BY JURY.

By signing and accepting below you are acknowledging that you have read and agree to the terms and conditions outlined in this document.

### Electronic Signature Disclosure

Authorized Signature for Time Warner Cable Texas LLC d/b/a Time Warner Cable	Authorized Signature for Customer
By:	By:
Name (printed):	Name (printed):
Title:	Title:
Date:	Date:

## Business Class Customer Service Order

Account Executive: Tekla Kurek  
 Phone: (469) 464-4905 ext:  
 Cell Phone: (214) 869-8639  
 Fax: (704) 945-5976  
 Email: tekla.kurek@twcable.com

<b>Business Name</b>	CITY HALL SACHSE	<b>Customer Type:</b> Existing Customer
<b>Federal Tax ID</b>	<b>Tax Exempt Status</b>	<b>Tax Exempt Certificate #</b>
*****0279	Federal/State/Local	
<b>Billing Address</b>	<b>Account Number</b>	
3815 Sachse Road Sachse TX 75048	8260130410031549	
<b>Billing Contact</b>	<b>Billing Contact Phone</b>	<b>Billing Contact Email Address</b>
<del>Jeri Rainey</del> <i>Teresa Savage</i>	<del>(469) 429-4769</del> <i>469-429-4772</i>	<del>jrainey@cityofsachse.com</del> <i>tsavage@cityofsachse.com</i>
<b>Authorized Contact</b>	<b>Authorized Contact Phone</b>	<b>Authorized Contact Email Address</b>
Billy George	(972) 495-1212	bgeorge@cityofsachse.com
<b>Technical Contact</b>	<b>Technical Contact Phone</b>	<b>Technical Contact Email Address</b>
Gary Burcalow	(469) 429-4769	gburcalow@cityofsachse.com

New and Revised Services and Monthly Charges At 3815 Sachse Rd , Sachse TX 75048				
Description	Quantity	Sales Price	Monthly Recurring Total	Contract Term
PRI	2	\$475.00	\$950.00	36 Months
5 MBPS EPL	2	\$715.00	\$1,430.00	36 Months
20 MBPS EPL	1	\$2,109.00	\$2,109.00	36 Months
PRI CHANNEL	12	\$0.00	\$0.00	36 Months
1 GIGABIT PORT	1	\$0.00	\$0.00	36 Months
INTERNET ACCESS	1	\$0.00	\$0.00	36 Months
BUSINESS CLASS PRI	1	\$0.00	\$0.00	36 Months
DID Block 20 Numbers	2	\$3.00	\$6.00	36 Months
DID Block 100 Numbers	1	\$15.00	\$15.00	36 Months
<b>*Total</b>			<b>\$4,510.00</b>	
*Prices do not include taxes and fees.				

**Special Terms**

The services, products, prices and terms identified on this Service Order constitute Time Warner Cable's offer to provide such services on such terms. Until Customer has accepted this offer by signing as appropriate below, Time Warner Cable reserves the right to rescind this offer at any time, at its sole discretion.

The Agreement shall be renewable for successive terms unless at least thirty (30) days prior to the expiration of the then-current term, either party notifies the other party of such party's intent not to renew this Agreement. Agreement term and corresponding monthly billing will commence on actual service installation date. Cable television and Work-at-home services are subject to annual price change.

**Electronic Signature Disclosure**

By signing and accepting below you are acknowledging that you have read and agree to the terms and conditions outlined in this document.

\_\_\_\_\_  
**Authorized Signature for Time Warner Cable**

\_\_\_\_\_  
**Authorized Signature for Customer**

\_\_\_\_\_  
**Printed Name and Title**

\_\_\_\_\_  
**Printed Name and Title**

\_\_\_\_\_  
**Date Signed**

\_\_\_\_\_  
**Date Signed**



Legislation Details (With Text)

<b>File #:</b>	13-1651	<b>Version:</b>	1	<b>Name:</b>	Parks and Recreation Truck
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/9/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of a one-ton Ford F350 pickup truck for the Parks and Recreation Department through the Houston-Galveston Area Council of Governments HGACBuy Cooperative Purchasing Program in the amount not to exceed \$24,555.88.				
	Executive Summary Resolution providing for authorization to purchase a one-ton truck.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">ParksTruck Bid 2013</a> <a href="#">ParksTruckResolution2013</a>				

Date	Ver.	Action By	Action	Result
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Title

Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of a one-ton Ford F350 pickup truck for the Parks and Recreation Department through the Houston-Galveston Area Council of Governments HGACBuy Cooperative Purchasing Program in the amount not to exceed \$24,555.88.

*Executive Summary*

*Resolution providing for authorization to purchase a one-ton truck.*

Background

In the FY 2012-2013 budget, Council approved funds for the purchase of a one-ton pickup truck to replace a 1991 model pickup truck in the Parks Department. The 1991 truck has over 150,000 miles and will be sent to auction. The new truck will be purchased through the HGACBuy Cooperative Purchasing Program and purchase price will not exceed the budgeted amount of \$25,000. This total amount also includes the HGACBuy Cooperative Purchasing Program administration fees of \$600, delivery fee of \$122.50, tool box \$695, head rack \$595, two strobe lights \$399, spray bed liner \$425, and the Ford F350 crew cab truck \$21,719 for a total amount of \$24,555.88.

Policy Considerations

Replacement of high-mileage truck that is no longer cost-effective to operate.

Budgetary Considerations

A total of \$25,000.00 is allocated in the FY 2012-2013 budget for this purchase.

#### Staff Recommendations

Staff recommends approval of a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of a one-ton Ford F350 pickup truck for the Parks and Recreation Department through the Houston-Galveston Area Council of Governments HGACBuy Cooperative Purchasing Program in the amount not to exceed \$24,555.88, as a Consent Agenda Item.



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING THE PURCHASE OF A ONE-TON FORD F350 CREW CAB PICKUP TRUCK FOR THE PARKS AND RECREATION DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS HGACBUY COOPERATIVE PURCHASING PROGRAM IN THE AMOUNT NOT TO EXCEED \$24,555.88; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sachse, Texas, pursuant to the authority granted by Chapter 271, Subchapter D, of the Texas Local Government Code, desires to participate in intergovernmental purchasing; and

**WHEREAS**, the City Council is of the opinion that participation in this program will be highly beneficial to the taxpayers of this City, through the anticipated savings to be realized through the intergovernmental purchase of products including municipal vehicles; and

**WHEREAS**, funding has been appropriated in the fiscal year 2012-2013 budget for the purchase of a one-ton Ford F350 crew cab pickup truck for the Parks and Recreation Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:**

**SECTION 1.** The City Council does hereby approve the use of cooperative purchasing through Houston-Galveston Area Council of Governments HGACBuy Cooperative Purchasing Program to purchase a one-ton Ford F350 crew cab pickup truck in an amount not to exceed \$24,555.88 from Sam Pack's Five Star Ford and authorizes the City Manager to execute any documents necessary to complete this transaction.

**SECTION 2.** This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Sachse, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Mike Felix, Mayor



Legislation Details (With Text)

**File #:** 13-1647      **Version:** 1      **Name:** Recognition of Stephen Curtis service to the City.  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 7/8/2013      **In control:** City Council  
**On agenda:** 7/15/2013      **Final action:**  
**Title:** Recognition of Stephen Curtis service to the City.

Executive Summary  
 Stephen Curtis has resigned his seat on the Planning & Zoning Commission and this item is to recognize his service to the City.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Steve Curtis recognition.pdf](#)

Date	Ver.	Action By	Action	Result
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Title  
 Recognition of Stephen Curtis service to the City.

*Executive Summary*  
*Stephen Curtis has resigned his seat on the Planning & Zoning Commission and this item is to recognize his service to the City.*

Background  
 Mr. Curtis has served recently on the Planning & Zoning commission. Staff will have a plaque of appreciation to present to him. Please see attached.

Policy Considerations  
 None.

Budgetary Considerations  
 None.

Staff Recommendations  
 Recognition of Stephen Curtis service to the City.



# **CERTIFICATE OF APPRECIATION**

IN THE NAME AND BY THE AUTHORITY

OF THE CITY OF SACHSE, TEXAS

is presented to

**Stephen Curtis**

In grateful recognition of Outstanding  
Public Service faithfully rendered to the  
City of Sachse

**Planning and Zoning Commission  
2009-2013  
Chairman 2012-2013**

**PRESENTED BY:  
MAYOR, CITY COUNCIL AND STAFF  
OF THE CITY OF SACHSE, TEXAS  
JULY 15, 2013**



Legislation Details (With Text)

**File #:** 13-1658      **Version:** 1      **Name:** Employee Recognition Q3 2013  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 7/11/2013      **In control:** City Council  
**On agenda:** 7/15/2013      **Final action:**  
**Title:** Recognize employees for their service to the City of Sachse.  
  
Executive Summary  
Each quarter the City Council recognizes the Employee of the Quarter and employees with milestone service anniversaries.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
Recognize employees for their service to the City of Sachse.

*Executive Summary*  
Each quarter the City Council recognizes the Employee of the Quarter and employees with milestone service anniversaries.

Background

**5 Year Service Award**

**Dorene Black - Police Records Clerk**

Dorene has served as a Records Clerk for the last five years in the Police Department. Her smile greets customers and employees alike at the counter and she is always willing to help others. Detail oriented, Dorene has been a great fit for her role. She also has served as a Property Evidence Technician, helping to ensure chain of custody is maintained for all items in storage. Dorene is an asset to the City of Sachse.

**Billy George - City Manager**

As the City Manager, Billy is responsible for city operations. A graduate of Texas Tech and The College of William and Mary, Billy served in the Air Force and was a consulting engineer with a local engineering firm prior to coming to the City of Sachse. Billy was named Young Engineer of the Year by the Texas State Professional Engineers-Preston Trail Chapter, and also received their 2012 Engineer of the Year award. In accepting that award, Billy told the audience to be courageous and follow your heart. Billy's desire is to leave his corner of the world better off than he found it. His servant's attitude is appreciated as we

move Sachse into the future.

### **Employee of the Quarter**

#### **Doug Angle - Code Enforcement Officer**

Doug has been with the City of Sachse for four years, and serves both as a Code Enforcement Officer and Fire Investigator. The summertime brings between 60-100 code complaints each week. He assists with the mosquito abatement program, and processes commercial, residential, and foreclosed properties for code compliance. He responds to all fire calls as an investigator and rehab support. Doug investigated and processed a recent fatality fire in Dallas County; the Dallas County Fire Marshall stated that his report was "one of the most thorough he has seen". Doug fills in for the Fire Marshall as necessary. He provides a high level of customer service, which is evident from the citizen input the department receives. Doug Angle is an asset to the City of Sachse.

#### Policy Considerations

None

#### Budgetary Considerations

None

#### Staff Recommendations

Staff recommends that presentations be made by Mayor Felix.



Legislation Details (With Text)

<b>File #:</b>	13-1650	<b>Version:</b>	2	<b>Name:</b>	Staff Briefing Parks and Recreation
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/9/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Staff Briefing: Sachse Parks and Recreation Department.				

Executive Summary

Each month a briefing is given to City Council providing an update of activities and events for a specific department. This month the Parks and Recreation Department will brief the council on Parks, Recreation and the Senior Center.

Sponsors:

Indexes:

Code sections:

Attachments: [StaffBriefing7-15-2013](#)

Date	Ver.	Action By	Action	Result
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Title

Staff Briefing: Sachse Parks and Recreation Department.

*Executive Summary*

*Each month a briefing is given to City Council providing an update of activities and events for a specific department. This month the Parks and Recreation Department will brief the council on Parks, Recreation and the Senior Center.*

Background

*Each month a briefing is given to City Council providing an update of activities and events for a specific department. This month the Parks and Recreation Department will brief the council on Parks, Recreation and the Senior Center.*

Policy Considerations

None

Budgetary Considerations

None

Staff Recommendations

Not Required



**CITY OF SACHSE PARKS AND  
RECREATION DEPARTMENT  
JULY 15, 2013**

# DIVISIONS OF OUR DEPARTMENT

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**PARKS**

**RECREATION**

**SENIOR ACTIVITY CENTER**

# RECREATION DIVISION 2012/13

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- AVERAGE MONTHLY CLASS REGISTRATIONS 2012/13 - 133
- CLASSES OFFERED IN 2012/13 - 214
- SPECIAL EVENTS IN 2013 - 12
- NEW LAST YEAR-RECYCLING PROGRAM WITH THE RECOGNITION OF RECYCLING DAY ON NOVEMBER 15
- BROCHURE DISTRIBUTION TWICE A YEAR

# SPECIAL EVENTS AND CLASSES

P  
U  
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**BABY BALLET**

K  
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E



**COOKIES  
WITH SANTA**

# **PARKS DIVISION 2012/13**

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- **STAFF: ONE CREW LEADER AND FIVE PARK MAINTENANCE TECHNICIANS**
- **RESPONSIBLE FOR 130 ACRES**
- **ADDED A MAINTENANCE TECH IN 2012**
- **MUNICIPAL COMPLEX WAS ADDED IN 2011**
- **ADDED 10 ACRES OF TURF ON BUNKER HILL ROAD**
- **NEW MOWING CONTRACT 2012**
- **IRRIGATION ADDED TO THE PRACTICE FIELD AT SALMON PARK 2013**
- **REPLACED ROOF ON SALMON PARK PAVILION 2013**
- **IMPROVEMENTS TO OLD CITY HALL, MOVED SEVERAL CLASSES FROM CHURCHES AND SCHOOLS TO THE FACILITY 2012**

# PARKS MAINTENANCE



# **LAURIE SCHWENK SENIOR ACTIVITY CENTER 2012/13**

---

- MEMBERSHIPS WERE REQUIRED STARTING IN 2012**
- TOTAL MEMBERS IN 2013 – 223**
- TOTAL MEMBERS IN 2004 - 42**
- RENTALS AT THE SENIOR CENTER – 18 UP 55% THIS YEAR**
- ATTENDANCE IS UP 15% THIS YEAR.**

# THANK YOU FOR OUR FACILITY



# JOB WELL DONE!

## TRAPS EXCELLENCE IN PROGRAMMING



## KEEP TEXAS BEAUTIFUL



## TREE CITY USA



## WII BOWLING CHAMPS



## TRAPS MAINTENANCE RODEO

---

**THANK YOU FOR THIS  
OPPORTUNITY**





Legislation Details (With Text)

<b>File #:</b>	13-1641	<b>Version:</b>	1	<b>Name:</b>	CD - WB MONTESSORI SUP CC
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/5/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>			

**Title:** Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.99 acre tract of land, generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane, more particularly described in Exhibit "A" and located in an I-2 Industrial District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

**Executive Summary**

The applicant is requesting a Special Use Permit for a Kindergarten, Preschool or childcare use for the 1.99-acre property located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:**
- [CD - WB MONTESSORI SUP CC - PRESENTATION.pdf](#)
  - [CD - WB MONTESSORI SUP CC - DRAFT ORD.pdf](#)
  - [CD - WB MONTESSORI SUP CC - DRAFT ORD - EXHIBIT A.pdf](#)
  - [CD - WB MONTESSORI SUP CC - DRAFT ORD - EXHIBIT B.pdf](#)
  - [CD - WB MONTESSORI SUP CC - ATTACHMENT 1.pdf](#)
  - [CD - WB MONTESSORI SUP CC - ATTACHMENT 2.pdf](#)
  - [CD - WB MONTESSORI SUP CC - ATTACHMENT 3.pdf](#)

Date	Ver.	Action By	Action	Result
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**Title**

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.99 acre tract of land, generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane, more particularly described in Exhibit "A" and located in an I-2 Industrial District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

**Executive Summary**

*The applicant is requesting a Special Use Permit for a Kindergarten, Preschool or childcare use for the 1.99-acre property located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.*

## Background

The 1.99-acre subject property is located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane (See Attachment 1 - Aerial Location Map). The subject property retains a zoning designation of Industrial I-2 and also has an existing Special Use Permit for a Daycare Facility (See Attachment 2 - Zoning Identification Map). The existing Special Use Permit was granted to a specific operator; therefore, it is not valid for the current property owner and proposed daycare operator.

The subject property has following adjacent existing uses:

- North: Existing single-family residences within Woodbridge Phase 8
- South: Vacant Land with a General Industrial (I-2) zoning classification
- East: Vacant Land located in a commercial district in the Woodbridge West Planned Development
- West: Vacant Land with a General Industrial (I-2) zoning classification

The Planning and Zoning Commission voted 5-0 at the June 24, 2013 meeting to recommend approval of this request. At the Planning and Zoning Commission, there was discussion that Site Plan that will be considered by Planning and Zoning Commission subsequent to Special Use Permit consideration by City Council shall provide fire lanes without the use of the western perimeter right-of-way. The applicant's representative concurred with this recommendation. There was discussion regarding this condition and a general consensus by Planning and Zoning Commission; however, Planning and Zoning Commission did not include this condition in its formal recommendation.

## Policy Considerations

The applicant is requesting a Special Use Permit (SUP) for a Kindergarten, Preschool or Childcare use for the subject property located at the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane. The existing SUP was granted specifically to ArborCreek Montessori School; therefore it is not transferable to the proposed new operator.

The SUP request was evaluated in light of the standards set forth in the Zoning Ordinance, specifically with regard to compatibility with surrounding uses. The proposed daycare would provide a neighborhood service to the surrounding residences. In addition, the proposed use would have direct access to Ranch Road, which is classified as a Minor Arterial thoroughfare on the City Thoroughfare Plan. Furthermore, it should be noted that a daycare facility was approved by the City of Sachse on March 5, 2007 (Ord. No. 2565), thus being determined an appropriate use for this location.

Pursuant to the standards set forth in the City of Sachse Subdivision Ordinance, the property owner would be required to dedicate 50 feet of right-of-way along the northern property line to allow for the construction of the southern two lanes of Ranch Road; and 30-feet of right-of-way along the western perimeter of the property to allow for the construction of one-half of a 60-foot commercial thoroughfare. In addition, the property owner would also be required to construct or escrow equivalent funds for the construction of these thoroughfare sections. The property owner is seeking a Facilities Agreement in conjunction with this request as a separate Agenda item.

As part of the SUP review, staff evaluated the proposed Concept Plan (see Exhibit B). The proposed development will include a 10,660 square foot building that will provide daycare for approximately 200 students. The Site Plan provides two access points-one along Ranch Road and one along the western property line.

The Concept Plan was found to be in conformance with the City's current standards and regulations. However, staff is offering the following recommended condition of approval: Site Plan that will be considered by Planning and Zoning Commission subsequent to Special Use Permit consideration by City Council shall provide fire lanes without the use of the western perimeter right-of-way.

#### Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. Mailed notification was sent out on June 10, 2013 to a total of 141 property owners. As of Friday, July 5, 2013, four responses were returned-six in favor and one opposed. See Attachment 3 for returned responses.

#### Budgetary Considerations

None.

#### Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.99 acre tract of land, generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane, more particularly described in Exhibit "A" and located in an I-2 Industrial District; providing special conditions; providing for the approval of the Site

Plan attached as Exhibit "B".



## **CITY COUNCIL**

JULY 15, 2013

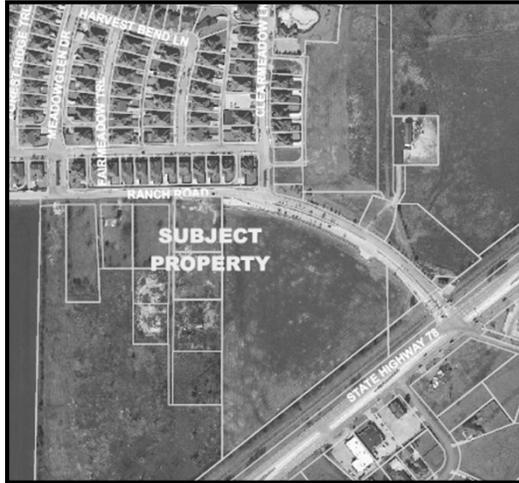
### **REQUEST**

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.99 acre tract of land, generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane, more particularly described in Exhibit "A" and located in an I-2 Industrial District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".



# BACKGROUND

## AERIAL LOCATION MAP



# BACKGROUND

## ZONING MAP



# BACKGROUND

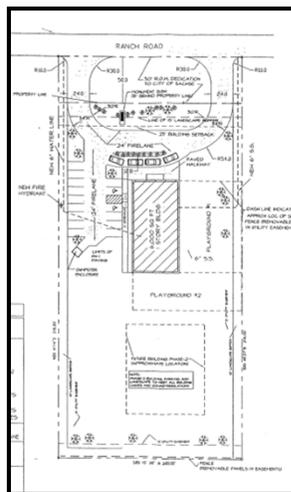
## SITE INFORMATION

- ❑ Proposed Use: Kindergarten, Preschool or Childcare
- ❑ Site Area: 1.99 acres (gross)  
1.57 acres (net)
- ❑ Existing Zoning: SUP (Ord. 2565)
- ❑ Proposed Zoning: SUP

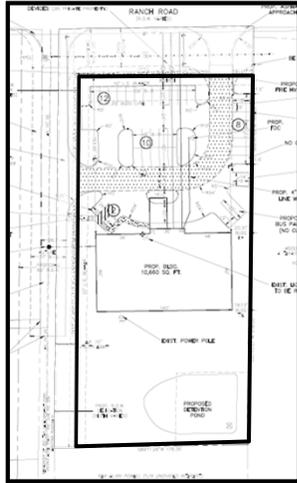


# BACKGROUND

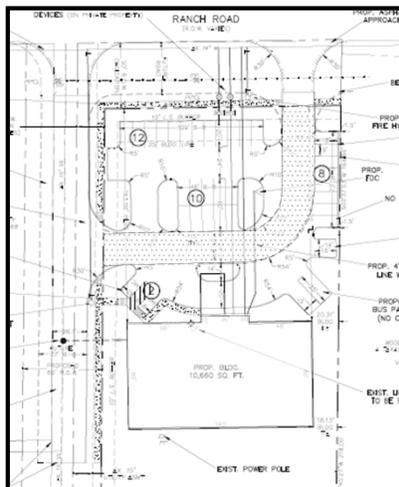
## EXISTING SITE PLAN



# BACKGROUND PROPOSED SITE PLAN



# BACKGROUND PROPOSED SITE PLAN



## **PUBLIC NOTIFICATION**

### **FEEDBACK**

- 141 Property Owners within 1,000-feet notified
  - 6 returned in favor
  - 1 returned opposed



## **STAFF RECOMMENDATION**

Staff recommends approval of the zoning request as presented with the following condition:

*Site Plan that will be considered by Planning and Zoning Commission subsequent to Special Use Permit consideration by City Council shall provide fire lanes without the use of the western perimeter right-of-way.*

*Planning and Zoning Commission recommended approval of the request 5-0 at the June 24, 2013 meeting.*



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP SO AS TO GRANT A SPECIAL USE PERMIT FOR A KINDERGARTEN, PRESCHOOL OR CHILD CARE CENTER USE ON AN APPROXIMATELY 1.99 ACRE TRACT OF LAND, GENERALLY LOCATED ON THE SOUTH SIDE OF RANCH ROAD APPROXIMATELY 175 FEET WEST OF THE INTERSECTION WITH CLEARMEADOW LANE, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” AND LOCATED IN AN I-2 INDUSTRIAL DISTRICT; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 2565 IN ITS ENTIRETY; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED AS EXHIBIT “B”; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said zoning ordinance should be amended as provided herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby amended to grant a Special Use Permit for a kindergarten, preschool or childcare use for the property generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane (hereinafter the “Property”), being situated in the City of Sachse, Collin County, Texas, and being more particularly described as set forth in Exhibit “A,” attached hereto and incorporated as if set forth herein, in an I-2 Industrial District.

**SECTION 2.** That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, subject to the following special conditions:

1. The Special Use Permit shall be only for a kindergarten, preschool or childcare center use.
2. The establishment shall be constructed and operated in accordance with the site plan attached hereto as Exhibit “B” and incorporated as if set forth herein.

**SECTION 3.** That Ordinance No. 2565 is hereby repealed in its entirety.

**SECTION 4.** That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

**SECTION 5.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 7.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 8.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**PASSED AND APPROVED** by the City Council of the City of Sachse, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

APPROVED:

\_\_\_\_\_  
Mike Felix  
Mayor

DULY ENROLLED:

\_\_\_\_\_  
Terry Smith  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith  
City Attorney  
(PGS/06-20-13/61124)

## EXHIBIT "A"

BEING, two tracts of land situated in the James Cumba Survey, Abstract No. 243, City of Sachse, Collin County, Texas, and being a part of a called 25.043 acre tract of land conveyed to Big-Tex Development Corporation by deed recorded in Volume 578, Page 335, Deed Records, Collin County, Texas, being more particularly described by metes and bounds as follows;

Beginning at an "X" found at the Northeast corner of the remainder of said Big-Tex Development Corporation tract, and being in the South line of Ranch Road (a variable width right-of-way);

Thence North 89 Degrees 11 Minutes 28 Seconds East, along the South line of said Ranch Road, a distance of 200.00 feet to an X found for corner, and being in the West line of said Ranch Road;

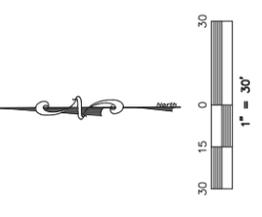
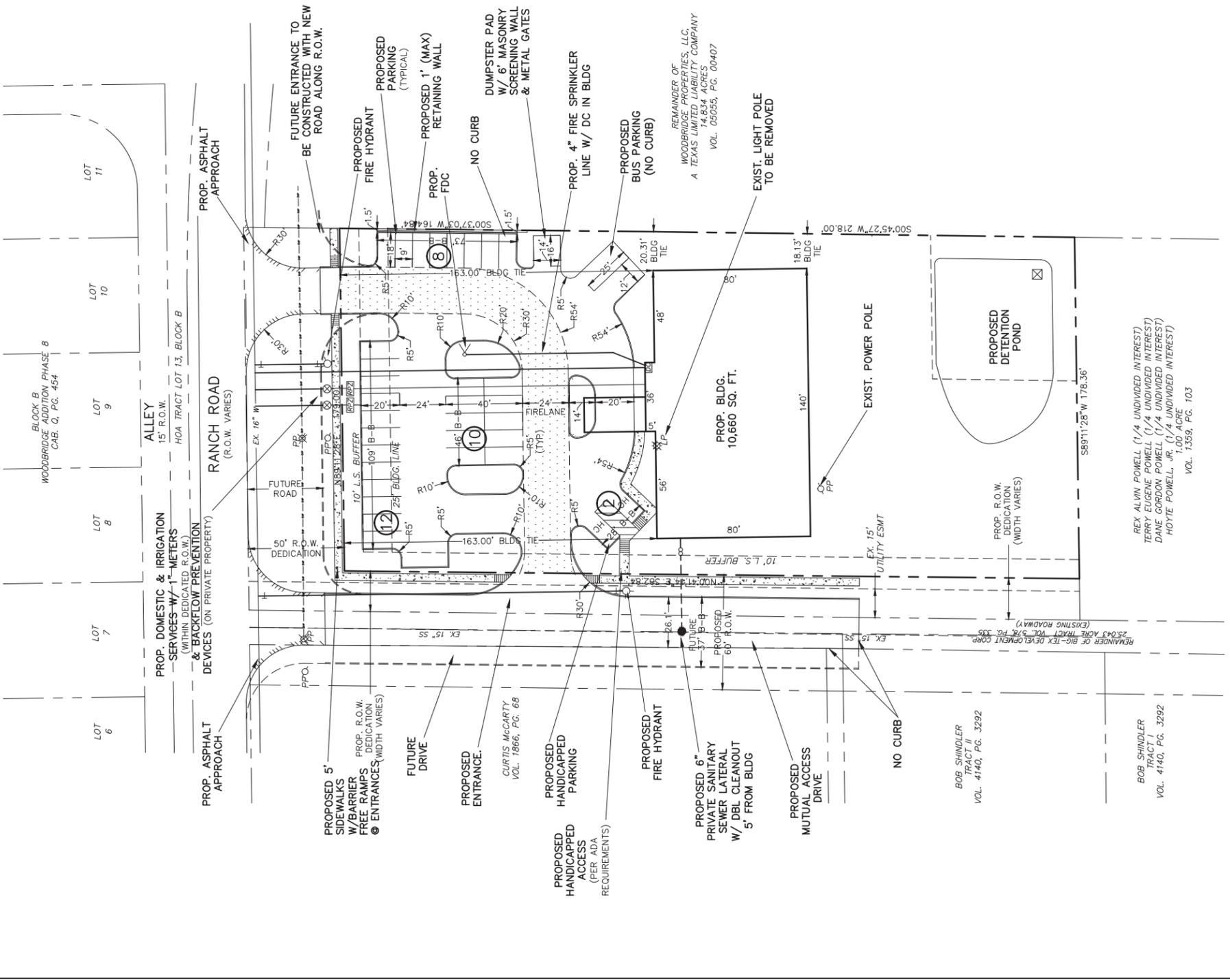
Thence South 00 Degrees 34 Minutes 54 Seconds West, along the West line of said Ranch Road, a distance of 10.86 feet to a 1/2 inch iron rod found for corner, and being the Northwest corner of the remainder of a called 14.834 acre tract conveyed to Woodbridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 05055, Page 00407, Deed Records, Collin County, Texas;

Thence South 00 Degrees 37 Minutes 03 Seconds West, along the West line of the remainder of said Woodbridge Properties, LLC tract, a distance of 204.01 feet to a 2 inch iron pipe found for angle point;

Thence South 00 Degrees 45 Minutes 27 Seconds West, continuing along the West line of the remainder of said Woodbridge Properties, LLC tract, a distance of 218.00 feet to a 1/2 inch iron rod found for corner, and being the Northeast corner of a tract of land conveyed to Rex Alvin Powell, Terry Eugene Powell, Dane Gordon Powell and Hoyte Powell, Jr. by deed recorded in Volume 1359, Page 103, Deed Records, Collin County, Texas;

Thence South 89 Degrees 11 Minutes 28 Seconds West, along the North line of said Powell tract, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, and being in the East line of the remainder of said Big-Tex Development Corporation tract;

Thence North 00 Degrees 41 Minutes 14 Seconds East, along the East line of the remainder of said Big-Tex Development Corporation tract, a distance of 432.87 feet to the Point of Beginning and containing 86,603.46 square feet or 1.9881 acres of land.



**SITE DATA FOR WOODBRIDGE MONTESSORI ACADEMY:**

**GENERAL**

CASE NUMBER: SUP 13-03  
 Max: Proposed: 12.31%  
 NAME OF PROJECT: Woodbridge Montessori Academy  
 BUILDING SETBACKS: PROPOSED USE: Day Care  
 FUTURE LAND DESIGNATION: Industrial  
 ZONING: Existing: I-2  
 Proposed: I-2 w/SUP  
 APPRAISAL DISTRICT: Acct Number: 424179 & 424295  
 County: Collin

**DEVELOPMENT REGULATIONS**

BUILDING COVERAGE: Max: Proposed: 12.31%  
 BUILDING SETBACKS: FRONT: 25'  
 REAR & SIDES: none  
 BUILDING HEIGHT: Max: 35'  
 Proposed: 14' (One Story)  
 BUILDING STORIES: Max: One Story

**IMPROVEMENTS**

STUDENTS: 240

**PARKING**

PARKING: Parking Required: 24 (1 space/10 students, 240/10)  
 Handicapped Required: 2  
 Total Provided: 32

**OTHER**

LANDSCAPE: Landscape Area Required: 3,419 sq.ft. (5% of 68,385.75 sq.ft.)  
 Landscape Area Provided: 31,873 sq.ft.

**BUILDING**

GROSS INTENSITY (FAR): 0.123:1  
 SQUARE FOOTAGE: 10,660 sq.ft.  
 BUILDING HEIGHT: 14' (One Story)

**NOTES:**

- 1) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF SACHSE STANDARDS AND DETAILS
- 2) ASPHALT APPROACHES AS APPROVED BY CITY ENGINEER & FIRE MARSHALL

\* THERE ARE NO BUILDINGS ON THIS SITE TO BE REMOVED AND/OR DEMOLISHED

\*\*PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

**NOTE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**BENCH MARK**

SQUARE CUT ON THE NORTHEAST CORNER OF A 1.5 FOOT SQUARE CONCRETE BASE OF A SIGN AT ENTRANCE TO LITTLE LEAGUE BASEBALL FIELD. SIGN IS LOCATED ON SOUTH SIDE OF WILLIFORD ROAD AND ABOUT 1,000 FEET EAST OF U.S. HIGHWAY 78.

Elevation: 511.49'

**LEGEND**

- = PROPERTY LINE
- - - - - = EXISTING
- = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- ℓ = PROPERTY LINE
- ℓ = CENTERLINE
- EX. W. = EX. WATER LINE
- EX. SS. = EX. SANITARY SEWER LINE
- ⊙ = EX. SS MANHOLE
- ∞ W/V = EX. WATER VALVE
- ⊙ P/P = EX. POWER POLE
- ⊠ = EX. TELEPHONE BOX
- ⊙ FH = EX. FIRE HYDRANT
- ⊙ = PROPOSED FIRE HYDRANT
- [ ] = PROPOSED FIRELANE
- [ ] = PROPOSED SIDEWALK

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF SACHSE TO BE USED FOR CONSTRUCTION.

**CONCEPT SITE PLAN**

**WOODBRIDGE MONTESSORI ACADEMY**

Woodbridge Montessori School Addition  
 Lot 1, Block A, 1.5699 Acres  
 City of Sachse, Collin County, Texas

designed by:  
**VINOD SHARMA**  
 436 Quail Creek Drive, Murphey Texas 75094  
 510 364-3007

prepared by:  
**SMV, INC.**  
 1200 W. State Street, Garland Texas 75040  
 972 272-1763 Fax 972 272-8761  
 © 2013 BY SMV, INC.



**SUBJECT  
PROPERTY**



**AERIAL LOCATION MAP**

*Woodbridge Montessori Daycare  
Special Use Permit (SUP13-03)  
Map Created: June 20, 2013*





# Community Development Department

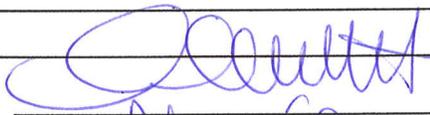
## NOTICE OF PUBLIC HEARING

TO: Property Owner  
 DATE: June 10, 2013  
 RE: Special Use Permit for a Kindergarten, Preschool or Child Care Center  
 LOCATION: This property is located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

**EXPLANATION OF REQUEST:** The applicant is requesting a Special Use Permit (SUP) for a Kindergarten, Preschool, Child Care Center use on property with an existing zoning designation of SUP for a Childcare Center. The current zoning request is due to a site layout modification from the original approval.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE:   
 PRINTED NAME: Alma Conrea-Holmes  
 ADDRESS: 1226 Mead Willow Ln Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.  
 Phone: (469) 429-4781  
 Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL  
 City of Sachse Community Development Dept.  
 3815-B Sachse Road  
 Sachse, TX 75048  
 FAX: (972) 675-9812

TIME RECEIVED June 18, 2013 11:03:12 AM CDT	REMOTE CSID 972 231 6222	DURATION 67	PAGES 1	STATUS Received
Jun 18 13 10:25a	YOGESH JADAV	972-231-6222		p . 1

3815 Sachse Road, Building B, Sachse, Texas 75048 Phone: (469) 429-4781 Fax: (972) 675-9812

RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road Sachse, TX 75048 FAX: (972) 675-9812	If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: mkurbanasade@cityofsachse.com
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SIGNATURE: *[Signature]*  
 PRINTED NAME: YOGESH R JADAV  
 ADDRESS: 4312 MEADOWVIEW LN, SACHSE, TX 75048

COMMENTS: ENOUGH TRAFFIC WILL BE FLOWING DUE TO WALWART. ALREADY A SCHOOL NEXT TO THE HOUSE.

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) for a Kindergarten, Preschool, Child Care Center use on property with an existing zoning designation of SUP for a Childcare Center. The current zoning request is due to a site layout modification from the original approval.

TO: Property Owner  
 DATE: June 10, 2013  
 RE: Special Use Permit for a Kindergarten, Preschool or Child Care Center

LOCATION: This property is located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane. (A location map depicting the 1,000-foot notification area is attached for reference.)

### NOTICE OF PUBLIC HEARING



TIME RECEIVED  
June 12, 2013 3:42:15 PM CDT

REMOTE CSID  
9726331307

DURATION  
72

PAGES  
1

STATUS  
Received

Jun 12 13 03:30p Brad Martin

9726331307

p.1



## Community Development Department

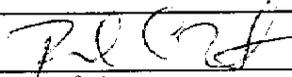
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE:   
 PRINTED NAME: BRAD MARTIN  
 ADDRESS: 4402 MEADOWVIEW LANE  
SACHSE, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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<p>If you have any questions concerning this request, please contact the Community Development Department.          Phone: (469) 429-4781          Email: mkurbansade@cityofsachse.com</p>	<p>RETURN BY FAX OR MAIL          City of Sachse Community Development Dept.          3815-B Sachse Road          Sachse, TX 75048          FAX: (972) 675-9812</p>
--	---



# Community Development Department

## NOTICE OF PUBLIC HEARING

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 DATE: June 10, 2013  
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: a school is a good idea for the lot. But please don't cut down the sycamore trees. They are home to owls & hawks (which cut down on the rabbit population)

SIGNATURE: [Signature]  
 PRINTED NAME: Michael & Karen Holck  
 ADDRESS: 4508 Meadowview Lane

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 City of Sachse Community Development Dept.  
 3815-B Sachse Road  
 Sachse, TX 75048  
 FAX: (972) 675-9812

TIME RECEIVED  
June 12, 2013 3:02:42 PM CDT  
Hill

REMOTE CSID  
9724420839

DURATION  
76  
9724420839

PAGES  
1

STATUS  
Received  
p.1



## Community Development Department

### NOTICE OF PUBLIC HEARING

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE:** Kirsten G Hill  
**PRINTED NAME:** Kirsten Hill  
**ADDRESS:** 7505 Harvest Bend Ln, Sachse

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.  
Phone: (469) 429-4781  
Email: mkurbansade@cityofsachse.com

**RETURN BY FAX OR MAIL**  
City of Sachse Community Development Dept.  
3815-B Sachse Road  
Sachse, TX 75048  
FAX: (972) 675-9812

TIME RECEIVED June 21, 2013 3:56:18 PM CDT	REMOTE CSID 9724428241	DURATION 40	PAGES 1	STATUS Received
01/07/2008 04:39 9724428241	HALL			PAGE 01/01



**Community Development  
Department**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**DATE:** June 10, 2013  
**RE:** Special Use Permit for a Kindergarten, Preschool or Child Care Center  
**LOCATION:** This property is located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

**EXPLANATION OF REQUEST:** The applicant is requesting a Special Use Permit (SUP) for a Kindergarten, Preschool, Child Care Center use on property with an existing zoning designation of SUP for a Childcare Center. The current zoning request is due to a site layout modification from the original approval.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SIGNATURE:** Cathy Hall  
**PRINTED NAME:** Cathy Hall  
**ADDRESS:** 7512 Fairmeadow Tr. Sachse, TX 75048

<p>Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.</p> <p>Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.</p>	
<p>If you have any questions concerning this request, please contact the Community Development Department.          Phone: (469) 429-4781          Email: mkurbansade@cityofsachse.com</p>	<p><b>RETURN BY FAX OR MAIL</b>          City of Sachse Community Development Dept.          3815-B Sachse Road          Sachse, TX 75048          FAX: (972) 675-9812</p>

3815 Sachse Road, Building B, Sachse, Texas 75048 Phone: (469) 429-4781 Fax: (972) 675-9812

<p>RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road Sachse, TX 75048 FAX: (972) 675-9812</p>	<p>If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: mkurbansade@cityofsachse.com</p>
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Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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SIGNATURE: *Kristin Rardie*  
 PRINTED NAME: Kristin Rardie  
 ADDRESS: 7525 Harvest Bend Ln.

COMMENTS:

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) for a Kindergarten, Preschool, Child Care Center use on property with an existing zoning designation of SUP for a Childcare Center. The current zoning request is due to a site layout modification from the original approval.

LOCATION: This property is located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane. (A location map depicting the 1,000-foot notification area is attached for reference.)

TO: Property Owner  
 DATE: June 10, 2013  
 RE: Special Use Permit for a Kindergarten, Preschool or Child Care Center

### NOTICE OF PUBLIC HEARING

Community Development Department





## Legislation Details (With Text)

<b>File #:</b>	13-1640	<b>Version:</b>	1	<b>Name:</b>	CD - CLH DAYCARE SUP CC
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/5/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>			

**Title:** Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.435 acre tract of land, generally located on the southeast corner of Hooper Road and State Highway 78, more particularly described in Exhibit "A" and located in a General Commercial (C-2) and Residential R-2A zoning districts; providing special conditions; providing for the approval of the site plan attached as Exhibit "B".

### Executive Summary

The applicant is requesting a Special Use Permit for a Kindergarten, Preschool or Childcare use for the 1.435-acre property located on the southeast corner of State Highway 78 and Hooper Road.

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:**
- [CD - CLH DAYCARE SUP CC - PRESENTATION.pdf](#)
  - [CD - CLH DAYCARE SUP CC - DRAFT ORD.pdf](#)
  - [CD - CLH DAYCARE SUP CC - DRAFT ORD - EXHIBIT A.pdf](#)
  - [CD - CLH DAYCARE SUP CC - DRAFT ORD - EXHIBIT B.pdf](#)
  - [CD - CLH DAYCARE SUP CC - ATTACHMENT 1.pdf](#)
  - [CD - CLH DAYCARE SUP CC - ATTACHMENT 2.pdf](#)
  - [CD - CLH DAYCARE SUP CC - ATTACHMENT 3.pdf](#)
  - [CD - CLH DAYCARE SUP CC - ATTACHMENT 4.pdf](#)
  - [CD - CLH DAYCARE SUP CC - ATTACHMENT 5.pdf](#)
  - [CD - CLH DAYCARE SUP CC - ATTACHMENT 6.pdf](#)

Date	Ver.	Action By	Action	Result
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### Title

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.435 acre tract of land, generally located on the southeast corner of Hooper Road and State Highway 78, more particularly described in Exhibit "A" and located in a General Commercial (C-2) and Residential R-2A zoning districts; providing special conditions; providing for the approval of the site plan attached as Exhibit "B".

### Executive Summary

*The applicant is requesting a Special Use Permit for a Kindergarten, Preschool or Childcare use for the 1.435-acre property located on the southeast corner of State Highway 78 and Hooper Road.*

## Background

The 1.435-acre subject property is located on the southeast corner of State Highway 78 and Hooper Road (See Attachment 1 - Aerial Location Map). The subject property retains a zoning designation of Residential R-2A and General Commercial (C-2) (See Attachment 2 - Zoning Identification Map).

The subject property has following adjacent existing uses:

- Northeast: Hooper Road and Sachse Plaza Shopping Center
- Northwest: Undeveloped commercial property
- Southeast: Undeveloped single-family residential property
- Southwest: Existing single-family residence and undeveloped single-family residential property

The Planning and Zoning Commission recommended approval of this item by a vote of 5-0 at their June 24, 2013 meeting.

## Policy Considerations

The applicant is requesting a Special Use Permit (SUP) for a Kindergarten, Preschool or Childcare use for the subject property located at the southeast corner of State Highway 78 and Hooper Road.

The SUP request was evaluated in light of the standards set forth in the Zoning Ordinance, specifically with regard to compatibility with surrounding uses. The proposed daycare would provide a neighborhood service and serve as a transitional use to the adjacent residential uses. The subject property would have direct access to Hooper Road, and existing collector thoroughfare, and access via a cross access agreement to State Highway 78, and existing principal arterial thoroughfare.

There is typically a concern with respect to site traffic for daycare facilities during morning and afternoon peak hour demand times. The applicant has provided two studies to illustrate the staggered drop-off/pick-up times during peak traffic demand times. The first study (Attachment 3) shows parking count studies performed at 15-minute intervals during peak times. This study has samples that both include the teacher/instructor vehicles and samples that do not include them. The second study is a log of times that children are dropped off and picked up as tracked by the facility's automated system (Attachment 4).

As part of the SUP review, staff evaluated the proposed Site Plan (see Exhibit B). The proposed development will include a 10,400 square foot building that will provide daycare for approximately 200-230 students. The Site Plan was found to be in conformance with the City's current standards and regulations.

## Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently

approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. Mailed notification was sent out on June 10, 2013 to a total of 113 property owners. As of Friday, July 5, 2013, fifteen responses were returned -nine in favor, five opposed, and one without a position noted. See Attachment 5 for returned responses.

City staff also received four letters of support from other Sachse residents outside of the notification area. (See Attachment 6)

#### Budgetary Considerations

None.

#### Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.435 acre tract of land, generally located on the southeast corner of Hooper Road and State Highway 78, more particularly described in Exhibit "A" and located in a General Commercial (C-2) and Residential R-2A zoning districts; providing special conditions; providing for the approval of the site plan attached as Exhibit "B".



## **CITY COUNCIL**

JULY 15, 2013

### **REQUEST**

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Kindergarten, Preschool or Child Care Center use on an approximately 1.435 acre tract of land, generally located on the southeast corner of Hooper Road and State Highway 78, more particularly described in Exhibit "A" and located in a General Commercial (c-2) and Residential R-2a zoning districts; providing special conditions; providing for the approval of the site plan attached as Exhibit "B".



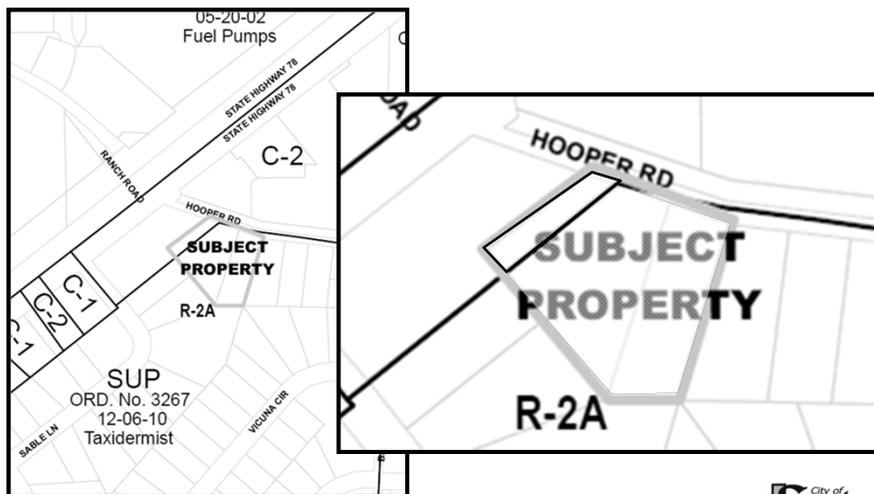
# BACKGROUND

## AERIAL LOCATION MAP



# BACKGROUND

## ZONING MAP



# BACKGROUND

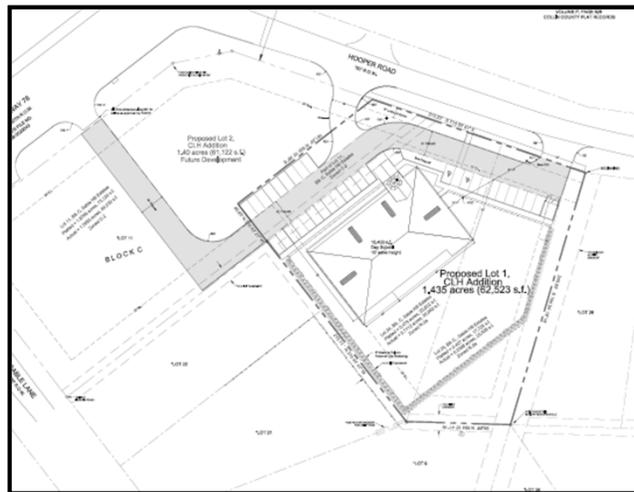
## SITE INFORMATION

- ❑ Proposed Use: Kindergarten, Preschool or Childcare
- ❑ Site Area: 1.435 acres
- ❑ Existing Zoning: R-2A and C-2
- ❑ Proposed Zoning: SUP



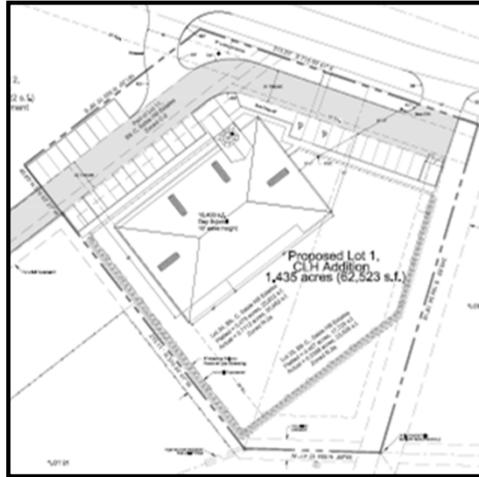
# BACKGROUND

## CONCEPT PLAN



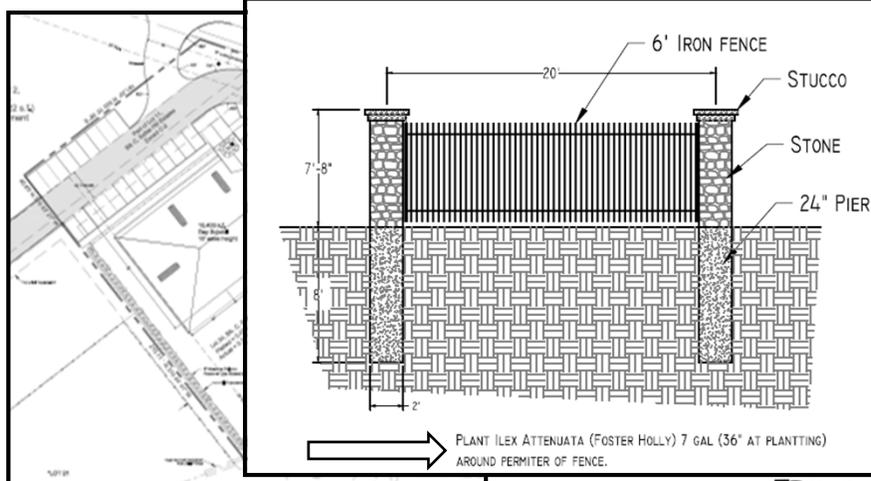
# BACKGROUND

## CONCEPT PLAN



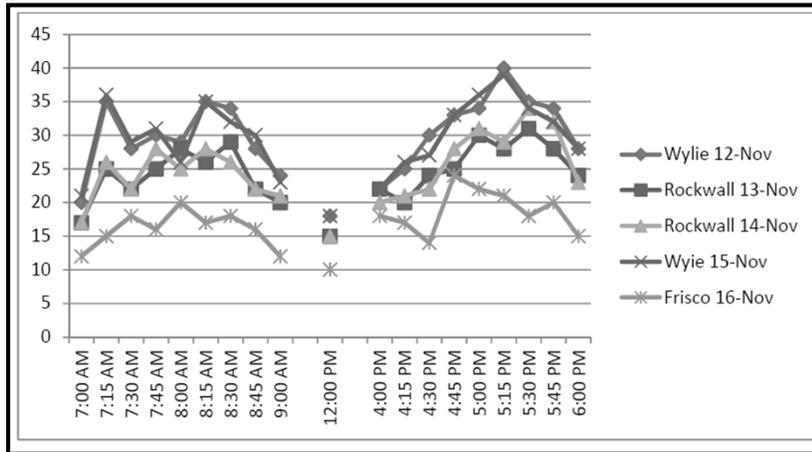
# BACKGROUND

## CONCEPT PLAN – FENCE & LANDSCAPING



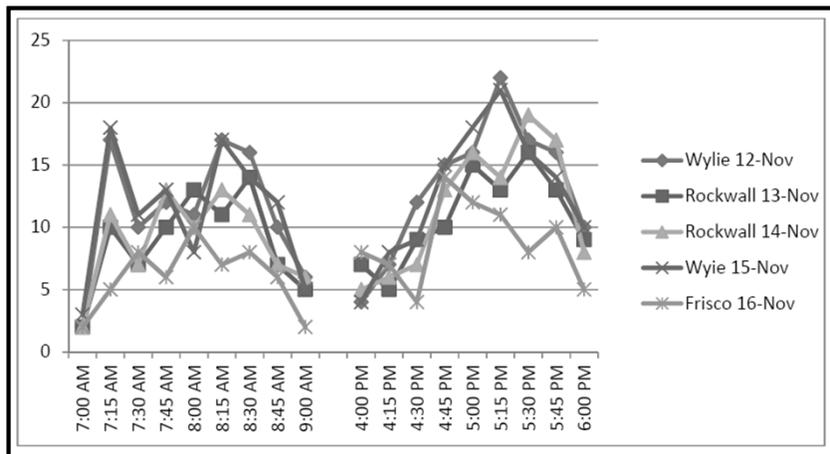
# POLICY CONSIDERATIONS

## PARKING (TOTAL)

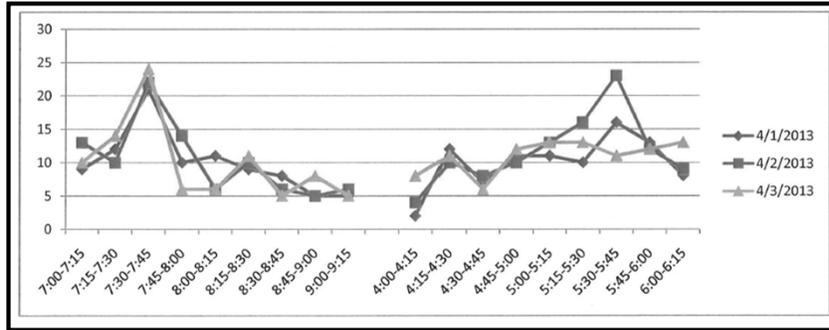


# POLICY CONSIDERATIONS

## PARKING (STUDENTS ONLY)



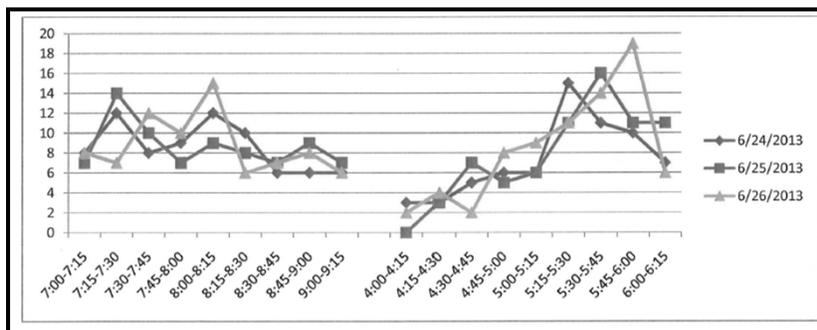
## POLICY CONSIDERATIONS CHECK-IN/CHECK-OUT (WYLIE—APRIL 2013)



*Note: The number of students shown may include multiple children from one parent dropping off/picking up.*



## POLICY CONSIDERATIONS CHECK-IN/CHECK-OUT (WYLIE—JUNE 2013)



*Note: The number of students shown may include multiple children from one parent dropping off/picking up.*



## **PUBLIC NOTIFICATION**

### **FEEDBACK**

- 113 Property Owners within 1,000-feet notified
  - 9 returned in favor
  - 5 returned opposed
  - 1 without position noted



## **STAFF RECOMMENDATION**

Staff recommends approval of the zoning request as presented.

*Planning and Zoning Commission recommended approval of the request 5-0 at the June 24, 2013 meeting.*



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP SO AS TO GRANT A SPECIAL USE PERMIT FOR A KINDERGARTEN, PRESCHOOL OR CHILD CARE CENTER USE ON AN APPROXIMATELY 1.435 ACRE TRACT OF LAND, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF HOOPER ROAD AND STATE HIGHWAY 78, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” AND LOCATED IN A GENERAL COMMERCIAL (C-2) AND RESIDENTIAL R-2A ZONING DISTRICTS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED AS EXHIBIT “B”; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said zoning ordinance should be amended as provided herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby amended to grant a Special Use Permit for a kindergarten, preschool or childcare use for the property located on the southeast corner of State Highway 78 and Hooper Road (hereinafter the “Property”), being situated in the City of Sachse, Collin County, Texas, and being more particularly described as set forth in Exhibit “A,” attached hereto and incorporated as if set forth herein, in General Commercial C-2 and Residential R-2A zoning Districts.

**SECTION 2.** That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, subject to the following special conditions:

1. The Special Use Permit shall be only for a kindergarten, preschool or childcare center use.
2. The establishment shall be constructed and operated in accordance with the site plan attached hereto as Exhibit “B” and incorporated as if set forth herein.

3. The landscape screening shall be constructed and installed in accordance with the site plan attached hereto as Exhibit "B" and incorporated as if set forth herein.

**SECTION 3.** That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

**SECTION 4.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 5.** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**PASSED AND APPROVED** by the City Council of the City of Sachse, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

APPROVED:

\_\_\_\_\_  
Mike Felix, Mayor

DULY ENROLLED:

\_\_\_\_\_  
Terry Smith, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(PPG/06-20-13/61125)

DESCRIPTION 1.435 ACRES

SITUATED in the City of Sachse, Collin County, Texas, in the H. J. Hardin survey, abstract no. 438, being a survey of all of Lots 24 & 25 and part of Lot 11, Block C of Sable Hills Estates, an addition to the City of Sachse, according to the map thereof recorded in Volume 3, Page 87A of the map records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set at the northeast corner of said Lot 25, in the south right-of-way line of Hooper Road;

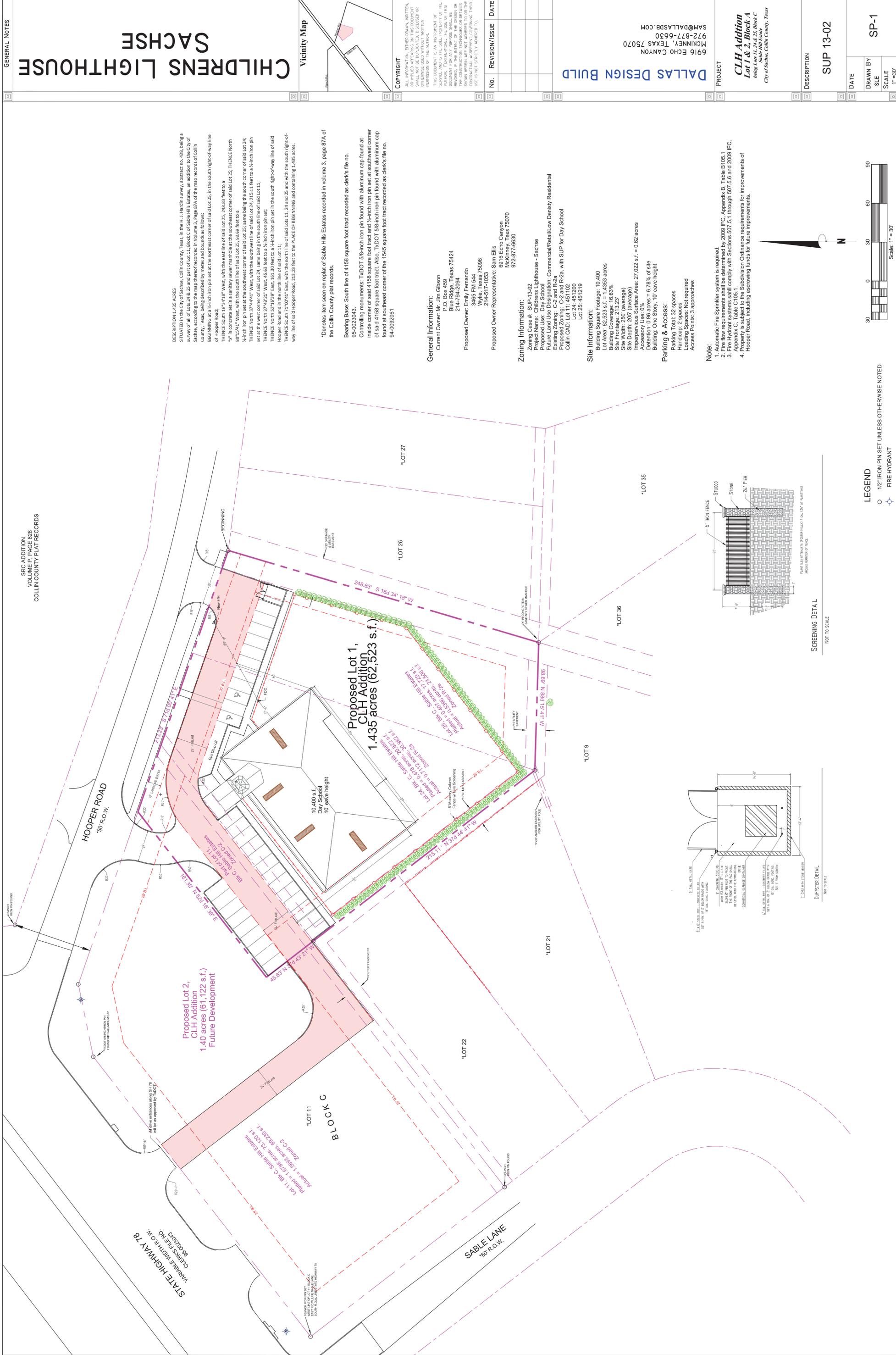
THENCE South 16°34'18" West, with the east line of said Lot 25, 248.83 feet to a "x" in concrete set in a sanitary sewer manhole at the southeast corner of said Lot 25; THENCE North 88°15'41" West, with the south line of said Lot 25, 98.69 feet to a ½-inch iron pin set at the southwest corner of said Lot 25; same being the south corner of said Lot 24;

THENCE North 37°44'41" West, with the southwest line of said Lot 24, 215.11 feet to a ½-inch iron pin set at the west corner of said Lot 24; same being in the south line of said Lot 11;

THENCE North 37°43'21" West, 45.63 feet to a ½-inch iron pin set;

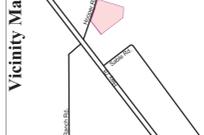
THENCE North 52°16'39" East, 161.30 feet to a ½-inch iron pin set in the south right-of-way line of said Hooper Road and in the north line of said Lot 11;

THENCE South 71°00'41" East, with the north line of said Lots 11, 24 and 25 and with the south right-of-way line of said Hooper Road, 213.23 feet to the PLACE OF BEGINNING and containing 1.435 acres.



SRC ADDITION  
VOLUME P, PAGE 628  
COLLIN COUNTY PLAT RECORDS

**CHILDRENS LIGHTHOUSE  
SACHSE**



**COPYRIGHT**  
ALL INFORMATION, EITHER DRAWN, WRITTEN, OR PRINTED APPEARING ON THIS DOCUMENT IS THE PROPERTY OF THE AUTHOR AND IS TO BE USED ONLY FOR THE PURPOSES AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE AGREEMENT. FOR ANY OTHER USE OF THIS DOCUMENT FOR ANY PURPOSE SHALL BE DEEMED TO BE A VIOLATION OF THE AGREEMENT. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR.

No.	REVISION/ISSUE	DATE

**DALLAS DESIGN BUILD**  
6916 ECHO CANYON  
MCKINNEY, TEXAS 75070  
972-877-6630  
SAM@DALLASDB.COM

**PROJECT**  
**CLH Addition**  
**Lot 1 & 2, Block C**  
City of Sachse, Collin County, Texas

DESCRIPTION	DATE	DRAWN BY	SLE	SCALE
SUP 13-02				1"=50'

**DESCRIPTION 1.435 ACRES**  
SITUATED in the City of Sachse, Collin County, Texas, in the H. J. Heidt survey, abstract no. 488, being a survey of all of Lots 24 & 25 and part of Lot 11, Block C of Stable Hills Estates, an addition to the City of Sachse, according to the map thereof recorded in Volume 3, Page 87A of the map records of Collin County, Texas, being described by metes and bounds as follows:  
BEGINNING at a 1/2-inch iron pin set at the northeast corner of said Lot 25, in the south right-of-way line of Hooper Road;  
THENCE South 15°41'18" West, with the east line of said Lot 25, 248.83 feet to a "X" in concrete set in a sanitary sewer manhole at the southeast corner of said Lot 25; THENCE North 88°15'41" West, with the south line of said Lot 25, 98.69 feet to a 1/2-inch iron pin set at the southwest corner of said Lot 25; same being the south corner of said Lot 24; THENCE North 37°44'41" West, with the southwest line of said Lot 24, 215.11 feet to a 1/2-inch iron pin set at the west corner of said Lot 24; same being in the south line of said Lot 11;  
THENCE North 37°43'21" West, 45.63 feet to a 1/2-inch iron pin set in the south right-of-way line of said Hooper Road and in the north line of said Lot 11;  
THENCE South 71°00'01" East, with the north line of said Lots 11, 24 and 25 and with the south right-of-way line of said Hooper Road, 213.29 feet to the PLACE OF BEGINNING and containing 1.435 acres.

\*Denotes item seen on replat of Stable Hills Estates recorded in volume 3, page 87A of the Collin County plat records.  
Bearing Base: South line of 4158 square foot tract recorded as clerk's file no. 95-0023043.  
Controlling monuments: TxDOT 5/8-inch iron pin found with aluminum cap found at inside corner of said 4158 square foot tract and 1/2-inch iron pin set at southwest corner of said 4158 square foot tract. Also, TxDOT 5/8-inch iron pin found with aluminum cap found at southeast corner of the 1545 square foot tract recorded as clerk's file no. 94-00922061

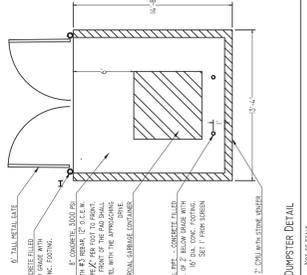
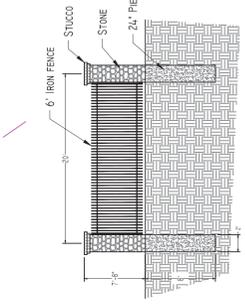
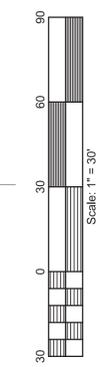
**General Information:**  
Current Owner: Mr. Jim Gibson  
P.O. Box 459  
Blue Ridge, Texas 75424  
214-794-2094  
Proposed Owner: Emily Fernando  
3485 FM 544  
Wylie, Texas 75098  
214-517-1053  
Proposed Owner Representative: Sam Ellis  
6916 Echo Canyon  
McKinney, Texas 75070  
972-877-6630

**Zoning Information:**  
Zoning Case #: SUP-13-02  
Project Name: Childrens Lighthouse - Sachse  
Proposed Use: Day School  
Proposed Zoning: C-2 and R-2a, Commercial/Retail/Low Density Residential  
Existing Zoning: C-2 and R-2a  
Proposed Zoning: C-2 and R-2a, with SUP for Day School  
Collin CAD: Lot 11: 451102  
Lot 24: 451200  
Lot 25: 451219

**Site Information:**  
Building Square Footage: 10,400  
Lot Area: 62,523 s.f. = 1.4353 acres  
Building Coverage: 16.63%  
Site Frontage: 213.23'  
Site Width: 250' (average)  
Site Depth: 26' (average)  
Lot Area: 62,523 s.f. = 1.4353 acres  
Accessory Use: 0%  
Detention: 0.96 acres = 6.78% of site  
Building: One Story, 10' eave height

**Parking & Access:**  
Parking: 32 spaces  
Handicap: 2 spaces  
Loading Spaces: Not required  
Access Points: 3 approaches

**Note:**  
1. Automatic Fire Sprinkler system is required.  
2. Fire flow requirements shall be determined by 2009 IFC, Appendix B, Table B105.1  
3. Fire Hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and 2009 IFC, Appendix C, Table C105.1.  
4. Property is subject to the Subdivision Ordinance requirements for improvements of Hooper Road, including escrowing funds for future improvements.



**LEGEND**  
○ 1/2" IRON PIN SET UNLESS OTHERWISE NOTED  
⊕ FIRE HYDRANT

SCREENING DETAIL  
NOT TO SCALE

DUMPSTER DETAIL  
NOT TO SCALE



**SUBJECT  
PROPERTY**



**AERIAL LOCATION MAP**

*Childrens Lighthouse Daycare  
Special Use Permit (SUP13-02)  
Map Created: June 19, 2013*

05-20-02  
Fuel Pumps

OR

STATE HIGHWAY 78  
STATE HIGHWAY 78

RANCH ROAD

C-2

HOOPER RD

**SUBJECT  
PROPERTY**

R-2A

C-1  
C-2  
C-1

**SUP**

ORD. No. 3267  
12-06-10  
Taxidermist

SABLE LN

VICUNA CIR

BAILEY RD



**ZONING IDENTIFICATION MAP**

*Childrens Lighthouse Daycare  
Special Use Permit (SUP13-02)  
Map Created: June 19, 2013*

# **Dallas Design Build**

6916 Echo Canyon  
McKinney, TX. 75070  
972-877-6630  
Fax: 877-750-4887  
E-Mail: sam@dallasdb.com

Thursday, June 20, 2013

Marc Kurbansade  
City of Sachse

We prepared The City of Allen a Parking Study to determine the needs of the proposed Childrens Lighthouse to be located on the Southwest corner of Exchange and Watters in Allen, Texas. This Parking Study was established by conducting five field studies of local Childrens Lighthouse's located in Rockwall, Wylie and Frisco, Texas during the week of November 12, 2012. Those facilities are the same size as the proposed center in Sachse, and the facilities in Rockwall and Wylie are owned and operated by the same Franchisee as Sachse. Wylie is operating at 100% capacity, Rockwall at 85% and Frisco opened in Aug, 2012 at 35% capacity.

Parking counts were made for each location during normal peak hours (7-9 a.m. and 4-6 p.m.) in 15 minute intervals. For each interval, the field investigator recorded the following data:

- The number of cars parked in the lot.
- The method and time it took for the parents to drop-off or pick-up their children.

The parking demand (Table 1) was generated by teachers, administrators or parents dropping/picking up students. The number of parked vehicles generated by the students (Table 2) was determined by the total number of vehicles parked minus the number of vehicles at 12:00 p.m. when no students were being dropped-off or picked-up.

It was noted that 100% of the parents parked and brought-in or got their children from the facilities. No children were dropped/pick-up at the curb. Rockwall and Frisco do have pull-in lanes; however they are used by parents parking and quickly bringing their children in or out. At no time was there a stacking issue, and they seemed to use the pull-in lanes as temporary parking. (We understand that this would not be allowed if the firelane is located as proposed in Sachse.)

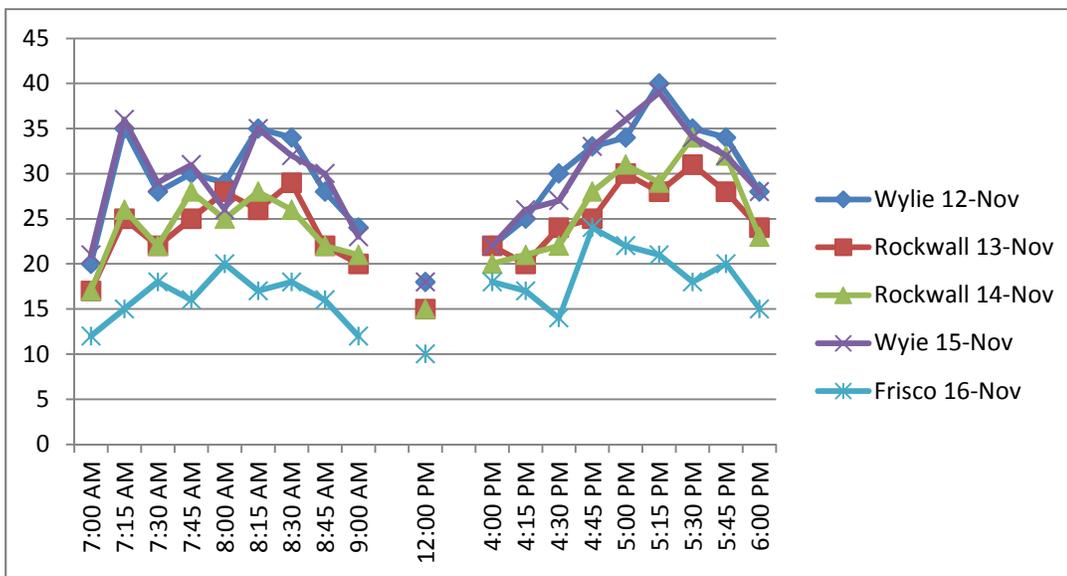
The standard time a parent was parked ranged 2 to 10 minutes, and many took multiple children into the center. The centers did pick-up children at local elementary schools in an after-school program, delivering them in facility owned buses. This caused a greater student generated parking load in the afternoon for parent pick-up.

The maximum number of vehicles at one time was 40. There are 42 spaces located in Wylie, 31 in Rockwall and 44 in Frisco. The proposed center in Allen has 43 spaces planned, and it does not have a pull-in lane.

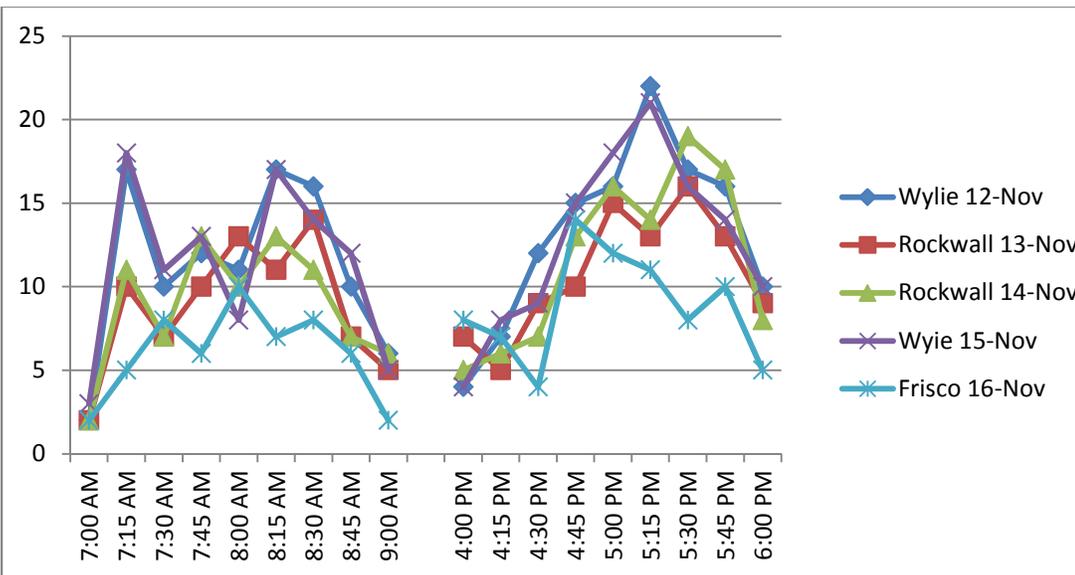
Please contact me if you have any questions.

Thank you  
*Sam Ellis*

	Wylie	Rockwall	Rockwall	Wylie	Frisco
	12-Nov	13-Nov	14-Nov	15-Nov	16-Nov
7:00 AM	20	17	17	21	12
7:15 AM	35	25	26	36	15
7:30 AM	28	22	22	29	18
7:45 AM	30	25	28	31	16
8:00 AM	29	28	25	26	20
8:15 AM	35	26	28	35	17
8:30 AM	34	29	26	32	18
8:45 AM	28	22	22	30	16
9:00 AM	24	20	21	23	12
12:00 PM	18	15	15	18	10
4:00 PM	22	22	20	22	18
4:15 PM	25	20	21	26	17
4:30 PM	30	24	22	27	14
4:45 PM	33	25	28	33	24
5:00 PM	34	30	31	36	22
5:15 PM	40	28	29	39	21
5:30 PM	35	31	34	34	18
5:45 PM	34	28	32	32	20
6:00 PM	28	24	23	28	15



	Wylie	Rockwall	Rockwall	Wylie	Frisco
	12-Nov	13-Nov	14-Nov	15-Nov	16-Nov
7:00 AM	2	2	2	3	2
7:15 AM	17	10	11	18	5
7:30 AM	10	7	7	11	8
7:45 AM	12	10	13	13	6
8:00 AM	11	13	10	8	10
8:15 AM	17	11	13	17	7
8:30 AM	16	14	11	14	8
8:45 AM	10	7	7	12	6
9:00 AM	6	5	6	5	2
4:00 PM	4	7	5	4	8
4:15 PM	7	5	6	8	7
4:30 PM	12	9	7	9	4
4:45 PM	15	10	13	15	14
5:00 PM	16	15	16	18	12
5:15 PM	22	13	14	21	11
5:30 PM	17	16	19	16	8
5:45 PM	16	13	17	14	10
6:00 PM	10	9	8	10	5



## **Dallas Design Build**

6916 Echo Canyon  
McKinney, TX. 75070  
972-877-6630  
Fax: 877-750-4887  
E-Mail: sam@dallasdb.com

Wednesday, July 03, 2013

Mr. Marc Kurbansade  
Director Of Community Development  
City of Sachse

We have prepared a Traffic Study to determine the impact of the proposed Childrens Lighthouse located on the Southeast corner of Hooper and State Hwy 78. This Study was established by analyzing the records of the check-in and check-out times of Childrens Lighthouse's located in Rockwall the week of 6/24/2013 and Wylie 4/1/13 and 6/24/2013. Those facilities are the same size as the proposed center in Sachse, and are owned and operated by the same Franchisee. Wylie is operating at 100% capacity and Rockwall at 85% capacity.

The data was logged at a kiosk by the parents using the Procure system to strictly control the check-in and out of students. The numbers were adjusted for families with multiple children and bus service for after-school programs counting only as one trip.

In previous Parking Studies conducted for other locations, it was determined that Childrens Lighthouse required all parents to park and use the Procure system. No children were dropped/pick-up at the curb. The standard time a parent was parked ranged 2 to 10 minutes, and many took multiple children into the center. The centers did pick-up children at local elementary schools and delivering them in facility owned buses.

Because a Day School by its nature is a service to neighborhoods and it is not an destination location, the majority of these trips were by parents who already lived in those neighborhoods and would have had the same traffic impact regardless of the Day School being at that location.

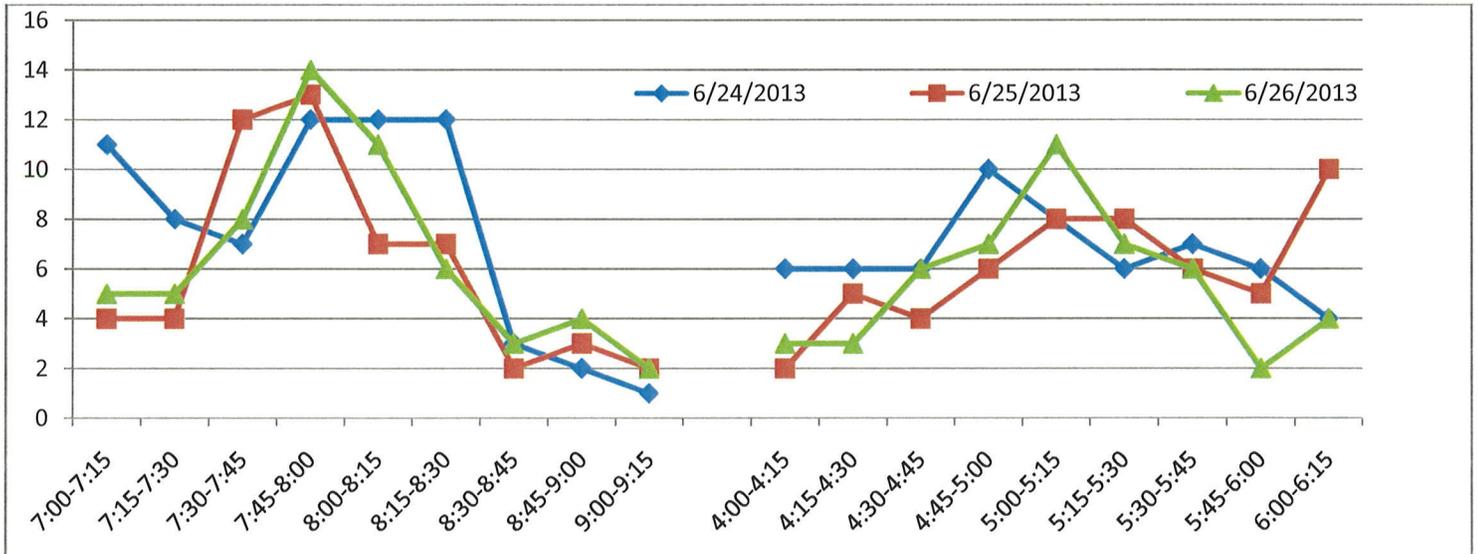
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Thank you  
*Sam Ellis*

**Children's Lighthouse - Rockwall TX8**

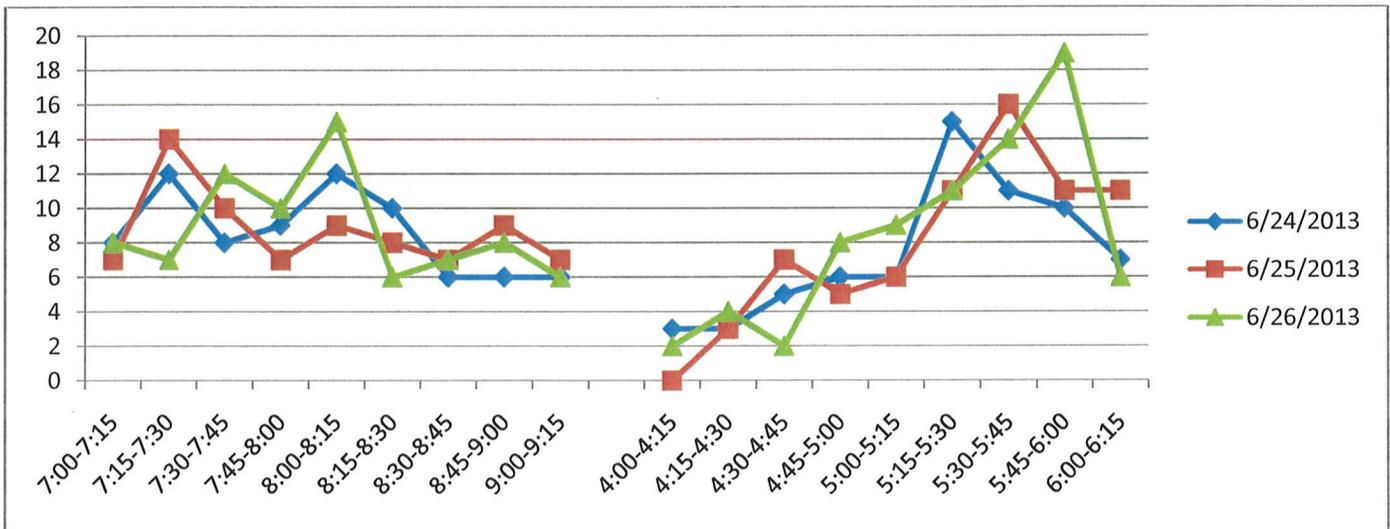
Checked In By	6/24/2013	6/25/2013	6/26/2013
7:00-7:15	11	4	5
7:15-7:30	8	4	5
7:30-7:45	7	12	8
7:45-8:00	12	13	14
8:00-8:15	12	7	11
8:15-8:30	12	7	6
8:30-8:45	3	2	3
8:45-9:00	2	3	4
9:00-9:15	1	2	2

4:00-4:15	6	2	3
4:15-4:30	6	5	3
4:30-4:45	6	4	6
4:45-5:00	10	6	7
5:00-5:15	8	8	11
5:15-5:30	6	8	7
5:30-5:45	7	6	6
5:45-6:00	6	5	2
6:00-6:15	4	10	4



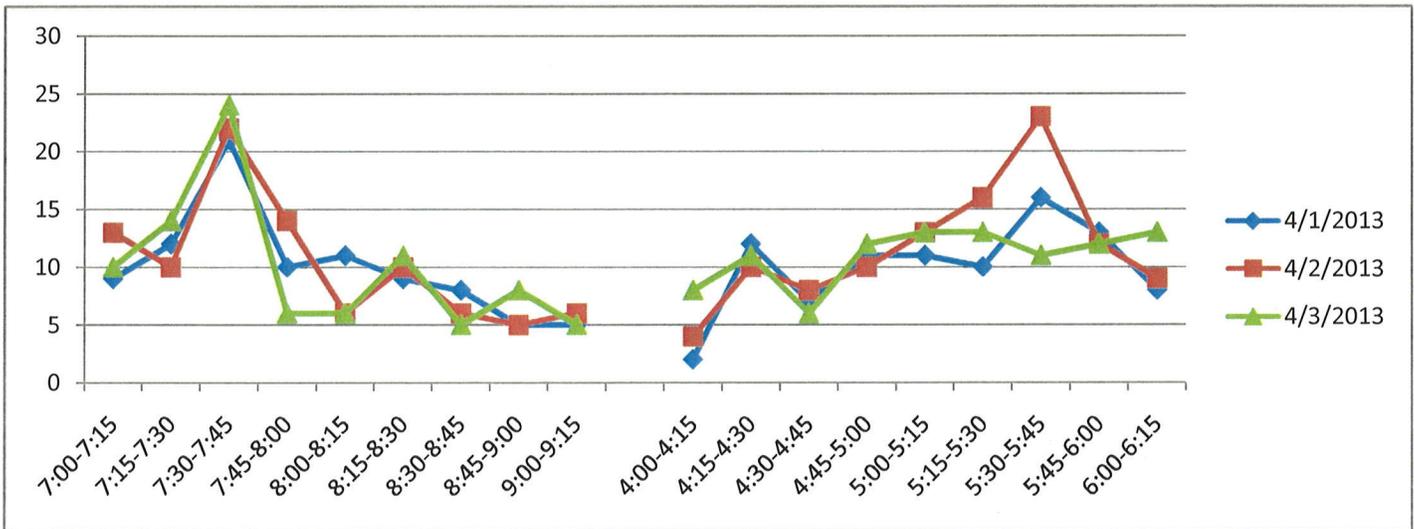
Children's Lighthouse - Wylie TX10

Checked In By	6/24/2013	6/25/2013	6/26/2013
7:00-7:15	8	7	8
7:15-7:30	12	14	7
7:30-7:45	8	10	12
7:45-8:00	9	7	10
8:00-8:15	12	9	15
8:15-8:30	10	8	6
8:30-8:45	6	7	7
8:45-9:00	6	9	8
9:00-9:15	6	7	6
4:00-4:15	3	0	2
4:15-4:30	3	3	4
4:30-4:45	5	7	2
4:45-5:00	6	5	8
5:00-5:15	6	6	9
5:15-5:30	15	11	11
5:30-5:45	11	16	14
5:45-6:00	10	11	19
6:00-6:15	7	11	6



**Children's Lighthouse - Wylie TX10**

Checked In By	4/1/2013	4/2/2013	4/3/2013
7:00-7:15	9	13	10
7:15-7:30	12	10	14
7:30-7:45	21	22	24
7:45-8:00	10	14	6
8:00-8:15	11	6	6
8:15-8:30	9	10	11
8:30-8:45	8	6	5
8:45-9:00	5	5	8
9:00-9:15	5	6	5
4:00-4:15	2	4	8
4:15-4:30	12	10	11
4:30-4:45	7	8	6
4:45-5:00	11	10	12
5:00-5:15	11	13	13
5:15-5:30	10	16	13
5:30-5:45	16	23	11
5:45-6:00	13	12	12
6:00-6:15	8	9	13





Community Development Department ATTACHMENT 5

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: June 10, 2013
RE: Special Use Permit for a Kindergarten, Preschool or Child Care Center
LOCATION: This property is located on the southeast corner of Hooper Road and State Highway 78. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit for a Child Care Center on property zoned Residential 2A (R-2A) and Commercial 2 (C-2). The property is currently undeveloped.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE: Vicky Pierce
PRINTED NAME: Vicky Pierce
ADDRESS: 5002 Williford Rd
Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: mkurbansadc@cityofsachse.com
RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812

3815 Sachse Road, Building B, Sachse, Texas 75048 Phone: (469) 429-4781 Fax: (972) 675-9812



**ATTACHMENT 5**  
**Community Development**  
**Department**

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** We are in favor, but would like the developer to put in a privacy brick fence between the residential lots & theirs. ② No Commercial Trash

**SIGNATURE:** Belinda Stewart  
**PRINTED NAME:** Belinda Stewart  
**ADDRESS:** 5316 Summit Knoll Trail

pick up before 8am  
③ All lighting in parking lot out by 9pm.

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**Department**

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Good use of open land in Sachse

SIGNATURE: Ron Smith  
PRINTED NAME: RONNIE A SMITH  
ADDRESS: 5324 Summit Knoll Trail

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RETURN BY FAX OR MAIL  
City of Sachse Community Development Dept.  
3815-B Sachse Road  
Sachse, TX 75048  
FAX: (972) 675-9812



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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: increased traffic w/ road system to support; increased parking on Coral Lane, decreased property value

SIGNATURE: M. Raynes  
PRINTED NAME: MARCEY RAYNES  
ADDRESS: 6705 CORAL LANE

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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- ?  I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: our concern is about the extra traffic on Williford, Sable Ln + Coral - williford is already in need of update - widening + sidewalks as well as Sable + Coral + extra traffic  
SIGNATURE: Warren & Betty Wyrick  
PRINTED NAME: WARREN & BETTY WYRICK  
ADDRESS: 6803 SABLE LN, SACHSE, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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City of Sachse Community Development Dept.  
3815-B Sachse Road  
Sachse, TX 75048  
FAX: (972) 675-9812

not centering Hwy 78 - at peak traffic hours it is hard to get onto 78 from Sable Ln.

TIME RECEIVED  
June 18, 2013 8:02:58 AM CDT  
06/17/2013 20:01 9723802869

REMOTE CSID  
9723802869

DURATION  
42

PAGES  
1  
**ATTACHMENT 5**

STATUS  
Received  
PAGE 01/01



### Community Development Department

## NOTICE OF PUBLIC HEARING

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE:** Tina Tucker  
**PRINTED NAME:** TINA TUCKER  
**ADDRESS:** 6902 Coral Lane Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**ATTACHMENT 5  
Community Development  
Department**

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** SINCE AREA BY PROPOSED WAL-MART  
THIS NEEDS TO BE PUT OVER IN THAT AREA THIS  
AREA ON THIS SIDE OF 78 NEEDS LESS COMMERCIAL

**SIGNATURE:** Edward Johnson  
**PRINTED NAME:** EDWARD JOHNSON  
**ADDRESS:** 6904 CORAL LANE SACHSE TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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FAX: (972) 675-9812

TIME RECEIVED  
June 23, 2013 12:28:30 PM CDT

REMOTE CSID  
9724096590

DURATION PAGES STATUS  
65 **ATTACHMENT 5** Received

9724096590

12:32:41 p.m. 06-23-2013

1 / 1



## Community Development Department

### NOTICE OF PUBLIC HEARING

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RE: Special Use Permit for a Kindergarten, Preschool or Child Care Center  
LOCATION: This property is located on the southeast corner of Hooper Road and State Highway 78. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit for a Child Care Center on property zoned Residential 2A (R-2A) and Commercial 2 (C-2). The property is currently undeveloped.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Too much traffic buildup on residential streets because there is no left-hand turn available on Hwy. 78

SIGNATURE: Mary Lewis  
PRINTED NAME: Mary Lewis  
ADDRESS: 6906 Coral Lane Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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If you have any questions concerning this request, please contact the Community Development Department.  
Phone: (469) 429-4781  
Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL  
City of Sachse Community Development Dept.  
3815-B Sachse Road  
Sachse, TX 75048  
FAX: (972) 675-9812

TIME RECEIVED  
June 13, 2013 11:23:53 AM CDT  
06/13/2013 11:27 FAX

REMOTE CSID

DURATION PAGES  
43 1

**ATTACHMENT 5**

STATUS  
Received  
0017001



### Community Development Department

## NOTICE OF PUBLIC HEARING

**TO:** Property Owner  
**DATE:** June 10, 2013  
**RE:** Special Use Permit for a Kindergarten, Preschool or Child Care Center  
**LOCATION:** This property is located on the southeast corner of Hooper Road and State Highway 78. (A location map depicting the 1,000-foot notification area is attached for reference.)

**EXPLANATION OF REQUEST:** The applicant is requesting a Special Use Permit for a Child Care Center on property zoned Residential 2A (R-2A) and Commercial 2 (C-2). The property is currently undeveloped.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** The traffic in this location is already very heavy, particularly in the early morning and afternoon. There would be peak times for traffic for a child care center.

**SIGNATURE:** Phyllis Spain

**PRINTED NAME:** Phyllis Spain

**ADDRESS:** 7002 Bailey Rd., Sachse TX

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**RETURN BY FAX OR MAIL**  
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3815-B Sachse Road  
Sachse, TX 75048  
FAX: (972) 675-9812



ATTACHMENT 5
Community Development
Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: June 10, 2013
RE: Special Use Permit for a Kindergarten, Preschool or Child Care Center
LOCATION: This property is located on the southeast corner of Hooper Road and State Highway 78. (A location map depicting the 1,000-foot notification area is attached for reference.)

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:
PRINTED NAME:
ADDRESS:

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Table with 2 columns: Contact information for questions and return instructions by fax or mail.

TIME RECEIVED  
June 12, 2013 4:07:15 PM CDT

REMOTE CSID  
Chris Faucher

DURATION PAGES  
40 1

STATUS  
Received

**ATTACHMENT 5**

2013-06-12 14:53

Chris Faucher

972-675-4186 >> City of Sachse

P 1/1



## Community Development Department

### NOTICE OF PUBLIC HEARING

TO: Property Owner  
 DATE: June 10, 2013  
 RE: Special Use Permit for a Kindergarten, Preschool or Child Care Center  
 LOCATION: This property is located on the southeast corner of Hooper Road and State Highway 78. (A location map depicting the 1,000-foot notification area is attached for reference.)

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_

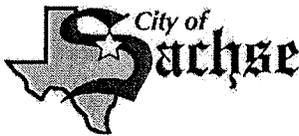
SIGNATURE: *Chris Faucher*  
 PRINTED NAME: Christopher R. Faucher  
 ADDRESS: 7120 Bailey Rd

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 Email: [mkurbansade@cityofsachse.com](mailto:mkurbansade@cityofsachse.com)

RETURN BY FAX OR MAIL  
 City of Sachse Community Development Dept.  
 3815-B Sachse Road  
 Sachse, TX 75048  
 FAX: (972) 675-9812



**ATTACHMENT 5**  
**Community Development**  
**Department**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**DATE:** June 10, 2013  
**RE:** Special Use Permit for a Kindergarten, Preschool or Child Care Center  
**LOCATION:** This property is located on the southeast corner of Hooper Road and State Highway 78. (A location map depicting the 1,000-foot notification area is attached for reference.)

**EXPLANATION OF REQUEST:** The applicant is requesting a Special Use Permit for a Child Care Center on property zoned Residential 2A (R-2A) and Commercial 2 (C-2). The property is currently undeveloped.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** *In favor as long as the rezoning of the top lots on Hooper from residential to commercial does not set a precedent for rezoning other lots on Hooper.*

**SIGNATURE:** *Jackie Eichelberger*  
**PRINTED NAME:** *Jackie & Charles Eichelberger*  
**ADDRESS:** *7121 Baileys Road*

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**ATTACHMENT 5**  
**Community Development**  
**Department**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**DATE:** June 10, 2013  
**RE:** Special Use Permit for a Kindergarten, Preschool or Child Care Center  
**LOCATION:** This property is located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

**EXPLANATION OF REQUEST:** The applicant is requesting a Special Use Permit (SUP) for a Kindergarten, Preschool, Child Care Center use on property with an existing zoning designation of SUP for a Childcare Center. The current zoning request is due to a site layout modification from the original approval.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**           N/A          

**SIGNATURE:** \_\_\_\_\_

**PRINTED NAME:** James Paymen

**ADDRESS:** 7201 Sable Ln Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Email: mkurbansade@cityofsachse.com

**RETURN BY FAX OR MAIL**

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

TIME RECEIVED  
June 25, 2013 4:23:42 PM CDT  
Microsoft

REMOTE CSID  
9724425906

DURATION  
76  
9724425906

PAGES  
1

STATUS  
Received  
p.1



### Community Development Department

## NOTICE OF PUBLIC HEARING

TO: Property Owner  
DATE: June 10, 2013  
RE: Special Use Permit for a Kindergarten, Preschool or Child Care Center  
LOCATION: This property is located on the southeast corner of Hooper Road and State Highway 78. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit for a Child Care Center on property zoned Residential 2A (R-2A) and Commercial 2 (C-2). The property is currently undeveloped.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Good for neighbors.

SIGNATURE: [Handwritten Signature]  
PRINTED NAME: SYE TAWWATER  
ADDRESS: 7204 Sable Lane Sachse Tx

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**ATTACHMENT 5**  
**Community Development**  
**Department**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**DATE:** June 10, 2013  
**RE:** Special Use Permit for a Kindergarten, Preschool or Child Care Center  
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**EXPLANATION OF REQUEST:** The applicant is requesting a Special Use Permit for a Child Care Center on property zoned Residential 2A (R-2A) and Commercial 2 (C-2). The property is currently undeveloped.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** Maybe if Development starts out here - I can sell my Property #27D

**SIGNATURE:** Frances Ables (Woody Ables)  
**PRINTED NAME:** Frances Ables  
**ADDRESS:** 900 Briarwood Dr  
Garland, TX 75041

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, June 24, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, July 15, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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June 23, 2013

Attention: City Council – Sachse, TX

To Whom It May Concern:

As a resident of Sachse and the parents of a child attending the Children's Lighthouse School in Wylie, we are 100% supportive of an additional site intended for the corner of Hooper Road and Highway 78. We believe the value systems in place at Children's Lighthouse school support the importance of a strong family unit and the educational programs are excellent. Children's Lighthouse management team is dedicated to the healthy development and nurturing of our future leaders.

In the spirit of enhancing the family friendly reputation of Sachse the City Council should grant the building permit to Children's Lighthouse for a new school location at the corner of Hooper Road and Highway 78.

Sincerely,

*Michael & Malauna Hogan*

6/23/13

To whom it may concern:

As a Sachse resident, I am writing in support of a new location for a Childrens Lighthouse on the southeast corner of Hwy 78 and Hooper Rd. My child currently attends Childrens Lighthouse in Wylie, TX and I have been very pleased with the level of quality and service of the school. I feel that this new location would greatly benefit the community of Sachse and its families. Thank you for your consideration of Childrens Lighthouse new Sachse location.

  
Trang Kang

**Subject:** [No Subject]  
**From:** Thao Wong (thao.wong@yahoo.com)  
**To:** emily@ChildrensLighthouseofMcCreary.com;  
**Date:** Saturday, June 22, 2013 9:06 AM

To whom it may concern,

My husband and I have been residents of Sachse since 2009. Our sons have attended Childrens Lighthouse in Wylie for the past 3+ years. Our oldest boys attend the after-school and summer programs and our youngest is in the infant/toddler program.

We are extremely pleased with the level of care and education our children have received at Childrens Lighthouse in Wylie and fully support a location in Sachse.

Thao Wong

June 21, 2013

Sachse City Council

RE: Rezoning of area along the Hwy 78 and Hooper Road intersection

We have lived in Sachse for over 5 years at 2623 Grant Drive, Sachse TX 75048.

We have been informed of this rezoning effort and are in agreement with it. We believe quality early childhood education is a major key to the success of future generations. As such, the rezoning of the area around this intersection of Sachse so that a Children's Lighthouse facility could be established would be beneficial to our community.

In addition, our daughter is currently enrolled in the Children's Lighthouse learning center in Wylie. We were and still are quite impressed with the curriculum and are very pleased with the results as our daughter's learning and development have been meteoric.

As a result, we are in favor of this rezoning.

Sincerely,

Hiren Bhakta & Tina Patel

2623 Grant Drive, Sachse TX 75048



Legislation Details (With Text)

<b>File #:</b>	13-1655	<b>Version:</b>	1	<b>Name:</b>	Erect stop signs on Lee Hutson Drive
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	7/12/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2013	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Consider an Ordinance of the City of Sachse, Texas, directing the City Manager to erect a stop sign for southbound traffic on Lee Hutson Drive at Wrangler Lane and to erect a stop sign for northbound traffic on Lee Hutson Drive at Wrangler Lane				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">LEE HUTSON AND WRANGLER STOP SIGN PRESENTATION PDF</a> <a href="#">Engineering Memo - Lee Hutson and Wrangler PDF</a> <a href="#">Sachse Ordinance for Stop Sign at Lee Hutson and Wrangler PDF</a>				

Date	Ver.	Action By	Action	Result
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Title

Consider an Ordinance of the City of Sachse, Texas, directing the City Manager to erect a stop sign for southbound traffic on Lee Hutson Drive at Wrangler Lane and to erect a stop sign for northbound traffic on Lee Hutson Drive at Wrangler Lane

*Executive Summary*

*Lee Hutson Drive and Wrangler Lane are two intersecting local streets in the Jackson Hills Subdivision that have very similar operating characteristics. This intersection is the primary pedestrian crossing for children that live along the East right-of-way of Lee Hutson Drive to access an existing Garland ISD bus stop at Wrangler Lane and Mane Drive. There is currently one stop sign at the intersection, stopping westbound traffic on Wrangler Lane. Erecting additional stop signs for northbound and southbound traffic on Lee Hutson will improve safety and traffic efficiency.*

Background

The City Engineer investigated both vehicular traffic movement and pedestrian movement in and around the intersection of Lee Hutson Drive and Wrangler Lane. There is currently a stop sign on Wrangler Lane at Lee Hutson Drive. However, at this intersection there is currently no stop sign for either direction of traffic on Lee Hutson Drive.

City Staff placed a traffic counting device at the intersection of Lee Hutson Drive and Wrangler Lane from June 5<sup>th</sup>, 2013 to June 7<sup>th</sup>, 2013. This traffic count showed 438 vehicles per day on Lee Hutson Drive and 510 vehicles per day on Wrangler Lane. Therefore, the two roads have very similar operating characteristics with traffic approaching the intersection in similar numbers from all directions.

There is a Garland ISD bus stop located near the intersection of Wrangler Lane and Mane Drive. The existing residences along the east right-of-way of Lee Hutson Drive currently do not have a crosswalk or a stop sign between Brookhollow Drive and Mustang Avenue. Therefore, there is no pedestrian route allowing safe pedestrian travel across Lee Hutson Drive to the Garland ISD bus stop.

Staff recommends erecting a new stop sign for southbound traffic on Lee Hutson Drive at Wrangler Lane and erecting a stop sign for northbound traffic on Lee Hutson Drive at Wrangler Lane, creating a multi-way stop for this intersection for improved safety and traffic efficiency.

#### Policy Considerations

Installing the stop signs will improve traffic efficiency at the intersection and provide a more safe route for pedestrian access to an existing Garland ISD school bus stop.

#### Budgetary Considerations

Modifications will be made by the Public Works Department out of current operating funds.

#### Staff Recommendations

Authorize an Ordinance of the City of Sachse, Texas, directing the City Manager to erect a stop sign for southbound traffic on Lee Hutson Drive at Wrangler Lane and to erect a stop sign for northbound traffic on Lee Hutson Drive at Wrangler Lane.

# SACHSE CITY COUNCIL MEETING

JULY 15, 2013



The logo for the City of Sachse features a stylized blue outline of the state of Texas. A white star is positioned within the outline of the state. To the right of the Texas map, the words "City of Sachse" are written in a blue, serif font.

## LEE HUTSON DRIVE AND WRANGLER LANE

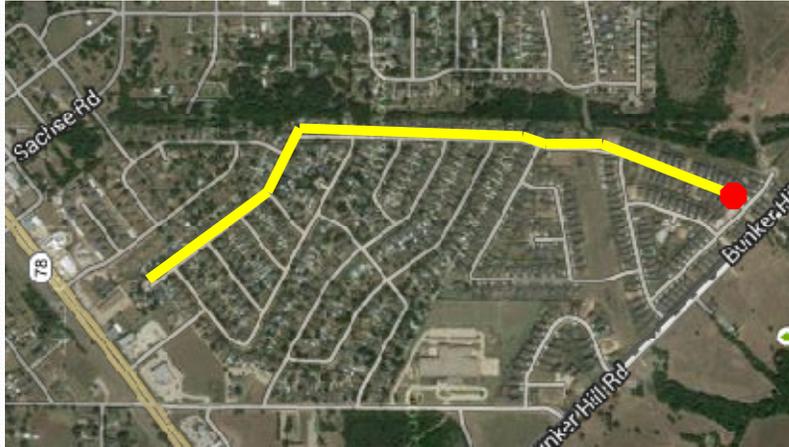


An aerial photograph of a residential neighborhood. The streets shown include Wrangler Ln, Lee Hutson Dr, Mustang Ave, Bunker Hill Rd, W Creech Rd, Ashwood Ln, and Elmwood Ct. A red circle is drawn around the intersection of Lee Hutson Dr and Wrangler Ln.

Sachse City Council Meeting

July 15, 2013

## EXISTING STOP SIGNS ON LEE HUTSON



Sachse City Council Meeting

July 15, 2013

## EXISTING STOP SIGNS ON WRANGLER



Sachse City Council Meeting

July 15, 2013

## TRAFIC COUNT DATA

DATE: 6/5/13 - 6/7/13

LEE HUTSON - 438 VEHICLES PER DAY

WRANGLER - 510 VEHICLES PER DAY

Sachse City Council Meeting

July 15, 2013

## EXISTING GARLAND ISD BUS STOP LOCATION



Sachse City Council Meeting

July 15, 2013



DISCUSSION

Sachse City Council Meeting

July 15, 2013



## ENGINEERING

To: Teresa Savage, CGFO

From: Greg A. Peters, P.E., LEED® AP

CC: Billy George

Date: July 11, 2013

Re: MULTI-WAY STOP INVESTIGATION: INTERSECTION OF LEE HUTSON DRIVE AND WRANGLER LANE.

---

The City Engineer investigated both vehicular traffic movement and pedestrian movement in and around the intersection of Lee Hutson Drive and Wrangler Lane. There is currently a stop sign on Wrangler Lane at Lee Hutson Drive. However, at this intersection there is currently no stop sign for either direction of traffic on Lee Hutson Drive.

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Staff recommends erecting a new stop sign for southbound traffic on Lee Hutson Drive at Wrangler Lane and erecting a stop sign for northbound traffic on Lee Hutson Drive at Wrangler Lane, creating a multi-way stop for this intersection for improved safety and traffic efficiency.

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, DIRECTING THE CITY MANAGER TO ERECT A STOP SIGN FOR SOUTHBOUND TRAFFIC ON LEE HUTSON DRIVE AT WRANGLER LANE AND TO ERECT A STOP SIGN FOR NORTHBOUND TRAFFIC ON LEE HUTSON DRIVE AT WRANGLER LANE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Code of Ordinances of the City of Sachse provides that the City Manager shall install traffic control devices when directed to do so by ordinance of the City Council; and

**WHEREAS**, the City Council has determined that, to protect the health and safety of its citizens, stop signs should be erected at an intersection in the Jackson Hills Subdivision;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:**

**SECTION 1.** The City Council hereby designates the intersection of Lee Hutson Drive and Wrangler Lane as a stop intersection and hereby directs the City Manager to cause the placement of a stop sign for southbound traffic on Lee Hutson Drive at Wrangler Lane and to erect a stop sign for northbound traffic on Lee Hutson Drive at Wrangler Lane, such a stop sign to conform to the manual and specification adopted under Texas Transportation Code § 544.001 and located in accordance with Texas Transportation Code § 544.003.

**SECTION 2.** Immediately following the installation of the stop signs as set forth herein, the City Manager shall cause a written report to be filed thereof with the City Secretary in accordance with the Code of Ordinances.

**SECTION 3.** All provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this ordinance are hereby repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** If any article, paragraph, subdivision, clause or provision of this ordinance be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not

affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid or unconstitutional.

**SECTION 5.** This ordinance shall take effect immediately from and after its passage, and publication of the caption, as the law and charter in such cases provide.

**DULY RESOLVED AND PASSED** by the City Council of the City of Sachse, Texas, the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF SACHSE, TEXAS

\_\_\_\_\_  
Mike Felix, Mayor

ATTEST:

\_\_\_\_\_  
Terry Smith, City Secretary



## Legislation Details (With Text)

**File #:** 13-1656      **Version:** 2      **Name:** Discuss and Consider appointment to the Economic Development Corporation Board of Directors.  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 7/11/2013      **In control:** City Council  
**On agenda:** 7/15/2013      **Final action:**  
**Title:** Discuss and Consider appointment to the Economic Development Corporation Board of Directors.

Executive Summary  
 There is a vacancy on the EDC and this agenda item is provided for possible appointment.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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### Title

Discuss and Consider appointment to the Economic Development Corporation Board of Directors.

### *Executive Summary*

*There is a vacancy on the EDC and this agenda item is provided for possible appointment.*

### Background

*Mr. Jared Patterson has recently resigned his seat on the City Council and the EDC Board of Directors. This agenda item is provided for possible appointment. Currently there are no Council Member appointees on the Board.*

### Policy Considerations

None.

### Budgetary Considerations

None.

### Staff Recommendations

Council Consider appointment to the Economic Development Corporation Board of Directors, as appropriate.



Legislation Details (With Text)

**File #:** 13-1652      **Version:** 1      **Name:** Hudson Drive Executive Session  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 7/9/2013      **In control:** City Council  
**On agenda:** 7/15/2013      **Final action:**  
**Title:** The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, Section § 551.087 (Economic Development) to deliberate on economic development incentives and financial prospects for a property located Northwest of Heritage Park Drive and Hudson Drive.

Consider any action necessary as a result of executive session.

Executive Summary  
Closed Executive Session as provided by State Law.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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**Title**

The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, Section § 551.087 (Economic Development) to deliberate on economic development incentives and financial prospects for a property located Northwest of Heritage Park Drive and Hudson Drive.

Consider any action necessary as a result of executive session.

*Executive Summary*  
*Closed Executive Session as provided by State Law.*

**Background**

This agenda item is provided for the City Council to meet in executive session to deliberate the offer of a financial incentive to a business prospect, in accordance with Texas Government Code.

**Policy Considerations**

None.

**Budgetary Considerations**

None.

**Staff Recommendations**

Conduct executive session and take any action appropriate.